



Program Comparison

Updated January 2026



Eligible Properties

- 1 – 4 unit single-family dwellings
- Existing or new construction
- Manufactured homes (doublewides only)

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1st DoT LTV

Follow FNMA or insuring agency guidelines

Follow FNMA guidelines

2nd DoT

- \$8,000 maximum at 2% fixed interest for 15 years
- CLTV may not exceed 105% based on lower of sales price and appraised value, calculated using total loan amount
- Unavailable on 1st DoT LTVs of 79.99% or lower

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Rate

Available on daily rate sheet

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First-Time Home Buyer Requirement

In non-targeted counties, borrower(s) and/or persons taking title cannot have owned and occupied a primary residence in previous 3 years

N/A

Homeownership Education

FNMA's HomeView course required on Conventional Government-insured loans follow agency requirements

FNMA's HomeView course, required

Affidavits

Required--Must be fully executed and notarized at UW submission

Not required

Income Limits

All parties on note and/or deed
Refer to current Income/House Price Limit Chart

All parties on note and/or deed: \$171,120

Mortgage Insurance

- Conventional, FHA, USDA, VA allowed
- Conventional:
95.01% - 97.00% LTV 18% Coverage
90.01% - 95.00% LTV 16% Coverage
85.01% - 90.00% LTV 12% Coverage
80.01% - 85.00% LTV 6% Coverage

- Only Conventional insurance allowed
- Movin' Up: No LLPAs allowed; MI coverage must be the highest option listed in DU findings
- Movin' Up Special: Reduced MI coverage allowed

Federal Tax Returns

Non-Targeted Counties: Need 1 year (signed), with 3-year residency history disclosed on 1003

Only if required for income verification

Max/Min Loan Amounts

- Neither Loan Amount nor Purchase Price may exceed county's house price limit
- No minimum loan amount

- Neither Loan Amount nor Purchase Price may exceed \$350,000
- No minimum loan amount

Acreage

Cannot exceed 5 acres

N/A

Personal Property

- Restrictions relating to appliances
- Sales concession per FNMA guidelines on other personal property

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