




MEMORANDUM

VIA E-MAIL

TO: WVHDF Participating Lenders

FROM: Justin Hylbert   
Business Development and Loan Origination Manager

DATE: Friday, February 13, 2026

SUBJECT: Rate Decreases and Additional Movin' Up Program Expansions

In January we announced several exciting updates to the Movin' Up Program – an increased, statewide income limit (\$171,120), a statewide \$350,000 sales/house price limit, and added existing manufactured housing (doublewides only) as eligible dwellings. Effective with WVHDF lock requests received **Tuesday, February 17, 2026**, we are happy to announce additional changes we hope you can use to serve your customers:

- Rate decreases: **Movin' Up Program: 6.500%**, and **Movin' Up Special: 6.375%**
- In addition to Conventional insurance, Movin' Up may once again be combined with all government insurers/guarantors (FHA, USDA, VA).
  - o The Fund's Homeownership Program government overlays will apply to all Movin' Up FHA, USDA, and VA loans:
    - 620 – Minimum, representative credit score,
    - 49.99% -- Maximum, total debt-to-income ratio; and,
    - Loans must receive a FNMA DU (or GUS) Approve (or Accept)/Eligible finding and are ineligible for a manual downgrade under any circumstances.
  - o The Movin' Up Special program remains available only with Conventional insurance.
  - o Lock reminder: Ensure the correct insurer is selected when requesting your lock.
- FNMA DU findings are no longer necessary for Movin' Up WVHDF lock requests. This memo rescinds the requirement announced June 4, 2025.

Please let Single-Family Lending management know if you have any questions. As always, thank you for your cooperation and partnership.