



**YOUR CHOICE PROGRAM
RATE SHEET
7/25/2017**

9:30am ET - 8:00 pm ET

Program	Rate Lock (to Lender)	Purchase By	Discount Points	Origination Fee	Price [1]**
All Loans	70 Days	10/03/17	0.00%	0.50%	102.50%

Lenders are capped at .5% Origination Fee plus 2.5% SRP

FHA, VA, USDA-RD 30-Year Fixed Rate Loans

First-time Homebuyer & Next Home*		Ohio Heroes & Next Home* Ohio Heroes		Grants for Grads	
Loan Rates	2nd Loan [2]	Loan Rates	2nd Loan [2]	Loan Rates	2nd Loan [3]
With No OHFA Assistance					
3.875%	0.00%	3.625%	0.00%		
With OHFA Assistance					
4.375%	2.50%	4.125%	2.50%	4.250%	2.50%
4.875%	5.00%	4.625%	5.00%	4.750%	5.00%

Conventional 30-Year Fixed Rate Loans

First-time Homebuyer & Next Home*^		Ohio Heroes & Next Home*^ Ohio Heroes		Grants for Grads^	
Loan Rates	2nd Loan [2]	Loan Rates	2nd Loan [2]	Loan Rates	2nd Loan [3]
With No OHFA Assistance					
4.375%	0.000%	4.125%	0.00%		
With OHFA Assistance					
4.875%	2.50%	4.625%	2.50%	4.750%	2.50%
5.375%	5.00%	5.125%	5.00%	5.250%	5.00%
^ Borrower Income ≤ 50% AMI receives additional 2.00% of downpayment assistance in the form of a grant. If borrower income > 50%AMI ≤ 80% AMI receives additional .5% of downpayment assistance in the form of a grant. Please refer to the Lender Guide for additional information regarding eligibility.					

Program Notes and Overlays:

[1] Price: Price incorporates SRP paid to Lender. Purchase price from US Bank is listed Price plus reimbursement for advanced 2nd loan. If Loan balance is \$60,000 or less, the price is 100%, plus \$1,500 for SRP.

[2] 2nd Loan: Calculated on the *greater of the purchase price or acquisition cost* of the property. May be used for down payment assistance, closing costs and prepaid items. Second loan is forgiven after 7 years. No re-subordination will be granted. See OHFA Term Sheet for details.

[3] Grants for Grads 2nd Loan: Calculated on the *greater of the purchase price or acquisition cost* of the property. May be used for down payment assistance, closing costs and prepaid items. Second loan is forgiven 20% per year over 5 years. Re-subordination is permissible. See OHFA Term Sheet for details.

Additional Notes

* Next Home is not available without assistance.

** Extension Fee is 0.375% for up to 30 days and is netted from the Purchase price from US Bank.

Rate Lock contingent on OHFA pre-close and pre-purchase review.

Income Limits by County and family size apply.

Minimum credit scores per agency/servicer guidelines apply.

Homebuyer Education required by: 8/9/2017