

Freddie Mac HFA Advantage	<p>Freddie Mac HFA Advantage follows Freddie Mac HFA Advantage guidelines found on their website, with the following exceptions:</p> <ul style="list-style-type: none"> • Maximum DTI: 50% with Approve from LPA • Minimum credit score: 640 • Purchase only • Borrower may not own other property at the time of loan closing • No temporary buydowns • Manual underwriting allowed as follows: <ul style="list-style-type: none"> ◦ Minimum credit score: 660 ◦ Maximum LTV: 95% ◦ Maximum DTI: 36% ◦ 2 months PITIA in reserves. <p>Please note the following:</p> <ul style="list-style-type: none"> • Freddie Mac does not allow non-occupying co-borrowers/signers/mortgagors • 1-unit properties only. • Offering Identifier for LPA: 251 or Home Possible Advantage for HFA's • Purchase Eligibility will be Ineligible and receive a GY Purchase restriction code. This is acceptable at this time. Freddie Mac is working to correct this issue. • Under General Messages on LPA feedback you should receive a CT code message if using OHFA second for DPA and an NU code message indicating the loan has been correctly run thru LPA as an HFA loan. 														
OHFA Advantage 50% AMI Subsidy Grant	<ul style="list-style-type: none"> • Borrower(s) whose income falls within 50% of the AMI for the county as listed on OHFA's Income Limits which can be found at: http://ohiohome.org/lender/default.aspx • Borrower(s) will receive an additional 2% (200 bps) subsidy grant, at no additional cost, to be used for down payment, closing costs or prepaid expenses. The amount of the grant is based on the purchase price (ex. \$100,000 x 2%=\$2000 additional subsidy). • Can be used in conjunction with down payment assistance but is also available for unassisted loans. • Limited to one unit properties (SF, condos & PUD's). No manufactured housing. • Non-occupant co-signers not allowed. All borrowers qualifying for the first mortgage must occupy the property. • Non-borrower household income not allowed to qualify. • Borrower(s) may not own other property at the time of closing of the subject property. • Minimum credit score of 640 for each borrower unless manually underwriting loan, then minimum is 660 (see below). • No minimum borrower contribution from borrower personal funds is required. • No reserves required (unless manually underwritten - see below). • The loan must be run through an AUS system and receive an accept (LPA) or approve/eligible (DU) finding or be eligible for manual underwriting. • Manual Underwriting requirements: <ul style="list-style-type: none"> ◦ Maximum DTI 36% ◦ Max LTV 95% ◦ 2 months PITIA reserves ◦ Minimum credit score 660 • Additional subsidy must be listed on the CD in section L, lines 1-5 as shown below: <table border="1" data-bbox="451 1623 1057 1829" style="margin-top: 10px;"> <thead> <tr> <th colspan="2" style="background-color: #e0e0e0;">L. Paid Already by or on Behalf of Borrower at Closing</th> </tr> </thead> <tbody> <tr> <td>01 Deposit</td> <td style="text-align: right;">\$500.00</td> </tr> <tr> <td>02 Loan Amount</td> <td style="text-align: right;">\$97,000.00</td> </tr> <tr> <td>03 Existing Loan(s) Assumed or Taken Subject to</td> <td></td> </tr> <tr> <td>04 OHFA DPA 2nd Mortgage</td> <td style="text-align: right;">\$5,000.00</td> </tr> <tr> <td>05 OHFA Advantage subsidy</td> <td style="text-align: right;">\$2,000.00</td> </tr> <tr> <td colspan="2">Other Credits</td> </tr> </tbody> </table> <p>US Bank will be looking for the subsidy to be listed on lines 1-5 of section L. To avoid possible funding delays, please enter the subsidy as noted above if at all possible.</p> <ul style="list-style-type: none"> • Investor Feature Identifier (IFI) code: H56 	L. Paid Already by or on Behalf of Borrower at Closing		01 Deposit	\$500.00	02 Loan Amount	\$97,000.00	03 Existing Loan(s) Assumed or Taken Subject to		04 OHFA DPA 2 nd Mortgage	\$5,000.00	05 OHFA Advantage subsidy	\$2,000.00	Other Credits	
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Other Credits															

**OHFA Advantage
80% AMI Subsidy
Grant**

- Borrower(s) whose income falls within 80% of the AMI for the county as listed on OHFA's Income Limits which can be found at: <http://ohiohome.org/lender/default.aspx>
- Borrower(s) will receive an additional 1/2% (50 bps) (based on the purchase price) subsidy grant, at no additional cost, to be used for down payment, closing costs or prepaid expenses. The amount of the grant is based on the purchase price (ex. \$100,000 x .50%=\$500 additional subsidy).
- Can be used in conjunction with down payment assistance but is also available for unassisted loans.
- Limited to one unit properties (SF, condos & PUD's). No manufactured housing.
- Non-occupant co-signers not allowed. All borrowers qualifying for the first mortgage must occupy the property.
- Non-borrower household income not allowed to qualify.
- Borrower(s) may not own other property at the time of closing of the subject property.
- Minimum credit score of 640 for each borrower unless manually underwriting loan, then minimum is 660 (see below).
- No minimum borrower contribution from borrower personal funds is required.
- No reserves required (unless manually underwritten -see below).
- The loan must be run through an AUS system and receive an accept (LPA) or approve/eligible (DU) finding or be eligible for manual underwriting.
- Manual Underwriting requirements:
 - Maximum DTI 36%
 - Max LTV 95%
 - 2 months PITIA reserves
 - Minimum credit score 660
- Additional subsidy must be listed on the CD in section L, lines 1-5 as shown below:

L. Paid Already by or on Behalf of Borrower at Closing	
01 Deposit	\$500.00
02 Loan Amount	\$97,000.00
03 Existing Loan(s) Assumed or Taken Subject to	
04 OHFA DPA 2 nd Mortgage	\$5,000.00
05 OHFA Advantage subsidy	\$500.00
Other Credits	

US Bank will be looking for the subsidy to be listed on lines 1-5 of section L. To avoid possible funding delays, please enter the subsidy as noted above if at all possible.

- Investor Feature Identifier (IFI) code: H56