Ohio Housing Finance Agency Refinance Program

Last Updated: September 27, 2022

The Key to Improving Your Financial Position

A partnership between Lakeview and Ohio Housing Finance Agency (OHFA) to assist current OHFA borrowers improve their financial position.

Program Highlights

- Rate and Term refinance transactions only

- Home must still be owner-occupied

- 7-year forgivable second mortgage loans only. Loans in the Grants for Grads program and loans without down payment assistance are ineligible

- Government and Conventional options are available

- **All Loans must have a net tangible benefit*:**

  - Interest rate must be at least **.50BPS** lower, *or*

  - **$50** or greater reduction in principal and interest payment from the prior loan

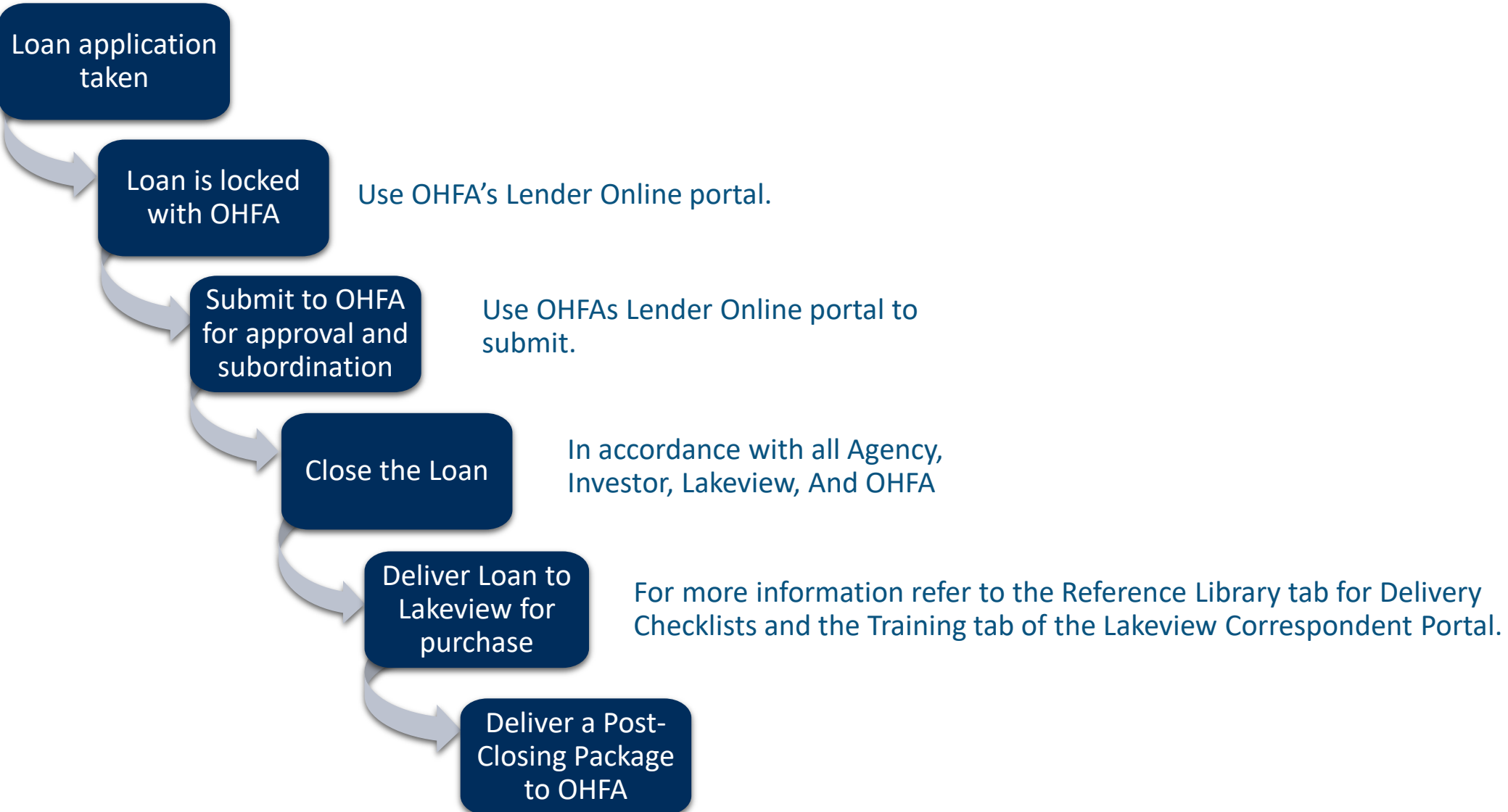*** The more conservative net tangible benefit of the above or per investor guidelines applies**

Please refer to the product matrix for complete program guidelines.
(www.LakeviewCorrespondent.com | Delegated/Closed Loan Portal | Product Matrices - Lakeview Affordable Lending)

Benefits

- Potential Cash flow improvement

- Lower interest rate and monthly payment

- Pay off your home early

- Resubordinate OHFA second lien

The Process

Loan application taken

Loan is locked with OHFA — Use OHFA's Lender Online portal.

Submit to OHFA for approval and subordination — Use OHFAs Lender Online portal to submit.

Close the Loan — In accordance with all Agency, Investor, Lakeview, And OHFA

Deliver Loan to Lakeview for purchase — For more information refer to the Reference Library tab for Delivery Checklists and the Training tab of the Lakeview Correspondent Portal.

Deliver a Post-Closing Package to OHFA

First Mortgage Loans - Conventional

- **Fannie Mae's HFA Preferred** loans and **Freddie Mac HFA Advantage** loans only.
  - Standard Freddie Mac and Fannie Mae loan products are not permitted.
- **LTV/CLTV:** Up to maximum **97%**/**105%***
- All Borrowers with a credit score must have a **FICO score** of no less than **640**.
  - Manufactured homes must have a FICO score no less than 660.
- **Underwriting: Approve/Eligible** from DU or **Accept/Eligible** from LPA; Manual underwriting and/or non-traditional credit are not permitted.
- **Reserves** determined by AUS
- **DTI** determined by AUS.
- **Employment and income documentation** follow **DU/LPA findings**, with a few exceptions:
  - Tax transcripts are required when utilizing 1040 income, working for family, or using WVOE as stand-alone income verification.

* 2-4 unit properties are limited to 95% LTV

First Mortgage Loans – Conventional, continued

- Lower "Charter or Custom" Mortgage Insurance coverage is available for loans with **AMI ≤ 80%**.

LTV	Coverage
95.01%-97%	18%
90.01-95%	16%
85.01-90%	12%
80.01-85%	6%

- See the product matrix for more information.

In the case of conflicting guidelines, lender must follow the more restrictive guidelines of the program, OHFA, Fannie Mae or Freddie Mac (as applicable), Mortgage Insurer, Lender, or Lakeview.

Please refer to the product matrix for complete program guidelines.
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First Mortgage Loans – FHA

FHA Standard Rate and Term: *Use if cannot meet the guidelines of a streamline*

- Fannie Mae Desktop Underwriter (DU) with **Approve/Eligible** or Freddie Mac Loan Prospect Advisor (LPA) with **Accept** recommendation.
- Manual Underwriting is permitted subject to the following:
  - The overall insurability and/or eligibility of the loan is not affected.
  - The loan receives an **Approve/Eligible** or **Accept** recommendation but requires a downgrade due to additional information not considered in the AUS decision.
  - **43%** maximum DTI
  - **660** minimum FICO for all borrowers

FHA Streamline

- Manual Underwrite only
- **0x30x6** payment history is required on the underlying mortgage being refinanced
- Payment history must be verified using **one** of the following:
  - A credit report that clearly shows the payment history, *or*
  - A credit bureau supplement that clearly identifies all payments made in that timeframe, *or*
  - Servicer payment history/ledger documenting all payments.
- The new loan cannot refinance an existing loan that is currently 30 days past due.
- Safe Harbor loans only

First Mortgage Loans – VA

VA Standard: *Use if you cannot meet the guidelines of an IRRRL*

- All borrowers must have a **FICO score** of no less than **640**.
- Maximum DTI is **the lesser of 50%** or DU/LPA approval.
- **Underwriting**: **Approve/Eligible** from DU or **Accept** from LPA
- Employment and income documentation follow DU/LPA findings and investor guidelines with a few exceptions:
  - Tax transcripts are required when utilizing 1040 income, working for family, or using WVOE as stand-alone income verification.

VA IRRRL

- Manual Underwrite only
- **0x30x6** payment history is required on the underlying mortgage being refinanced.
- Payment history must be verified using **one** of the following:
  - A credit report that clearly shows the payment history, *or*
  - A credit bureau supplement that clearly identifies all payments made in that timeframe, *or*
  - Servicer payment history/ledger documenting all payments.
- The new loan cannot refinance an existing loan that is currently 30 days past due.
- Safe Harbor loans only

Please refer to the product matrix for complete program guidelines.
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First Mortgage Loans – USDA

USDA Standard: Use if you cannot meet the guidelines of a streamline-assist

- All borrowers must have a **FICO score** of no less than **640**.
- Maximum DTI is the **lesser of 50%** or GUS approval.
- GUS with **Accept** findings is required.
- For borrowers in Consumer Credit Counseling, Chapter 12, or Chapter 13 bankruptcies, the applicant must obtain written permission from the credit agency or bankruptcy court/trustee (as applicable) to enter into the mortgage transaction. If permission is not obtained, the loan is ineligible for purchase.
- **0x30x12** payment history is required on the underlying mortgage being refinanced.

USDA Streamline-Assist

- Manual Underwrite only
- **0x30x12** payment history is required on the underlying mortgage being refinanced.
- Payment history must be verified using **one** of the following:
  - A credit report that clearly shows the payment history, *or*
  - A credit bureau supplement that clearly identifies all payments made in that timeframe, *or*
  - Servicer payment history/ledger documenting all payments.
- The new loan cannot refinance an existing loan that is currently 30 days past due.
- Safe Harbor loans only

Lakeview Correspondent Portal

Here you will find:

1. Announcements

2. Product Matrices for all affordable lending programs

3. Seller Guides

4. Reference library, which houses:

   - Quick reference guides

   - Delivery file checklists for closing and credit

   - Sample documents

5. Training Resources

On-Line Resources

- For more information or questions about FHA Refinance refer to the 4000.1 FHA Handbook.

- For more information or questions about VA Refinance refer to the Lenders Handbook.

- For more information or questions about USDA Refinance options, refer to the HB-1-355 USDA Handbook or USDA Refinance Training.

- For more information or questions about OHFA Programs, go to the Ohio Housing Finance Agency Lender Resource page.

- For more information or questions about the **delivery process**, refer to the Lakeview Delegated/Closed Loan portal at: ww.lakeviewcorrespondent.com
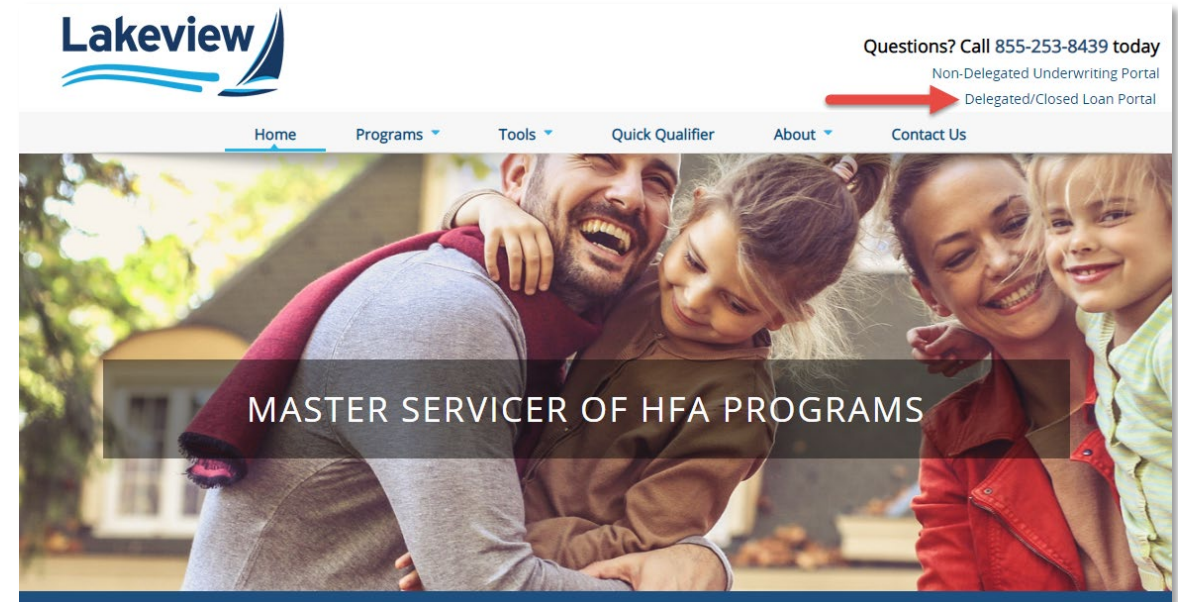
Who to Contact With Questions

General Program Rollout	Contact your internal Product Implementation Team or your Lakeview Business Development Director
Disclosures, Forms, or Conditions on Closed Loans	Contact your Lakeview Client Manager
Pricing	Pricing and guidelines are available in most product and pricing engines. Contact your internal lock desk on how to access your pricing.
Program Guidelines or Specific Scenarios	Contact the Lakeview UW Scenario Dept at 1-855-253-8439, option 2 or at underwritingquestions@bayview.com
Locking or Delivering Loans	Contact Lakeview Client Services at 1-855-253-8439, option 3 or at clientservices@bayviewloans.com

Any Questions?

Thank you!