

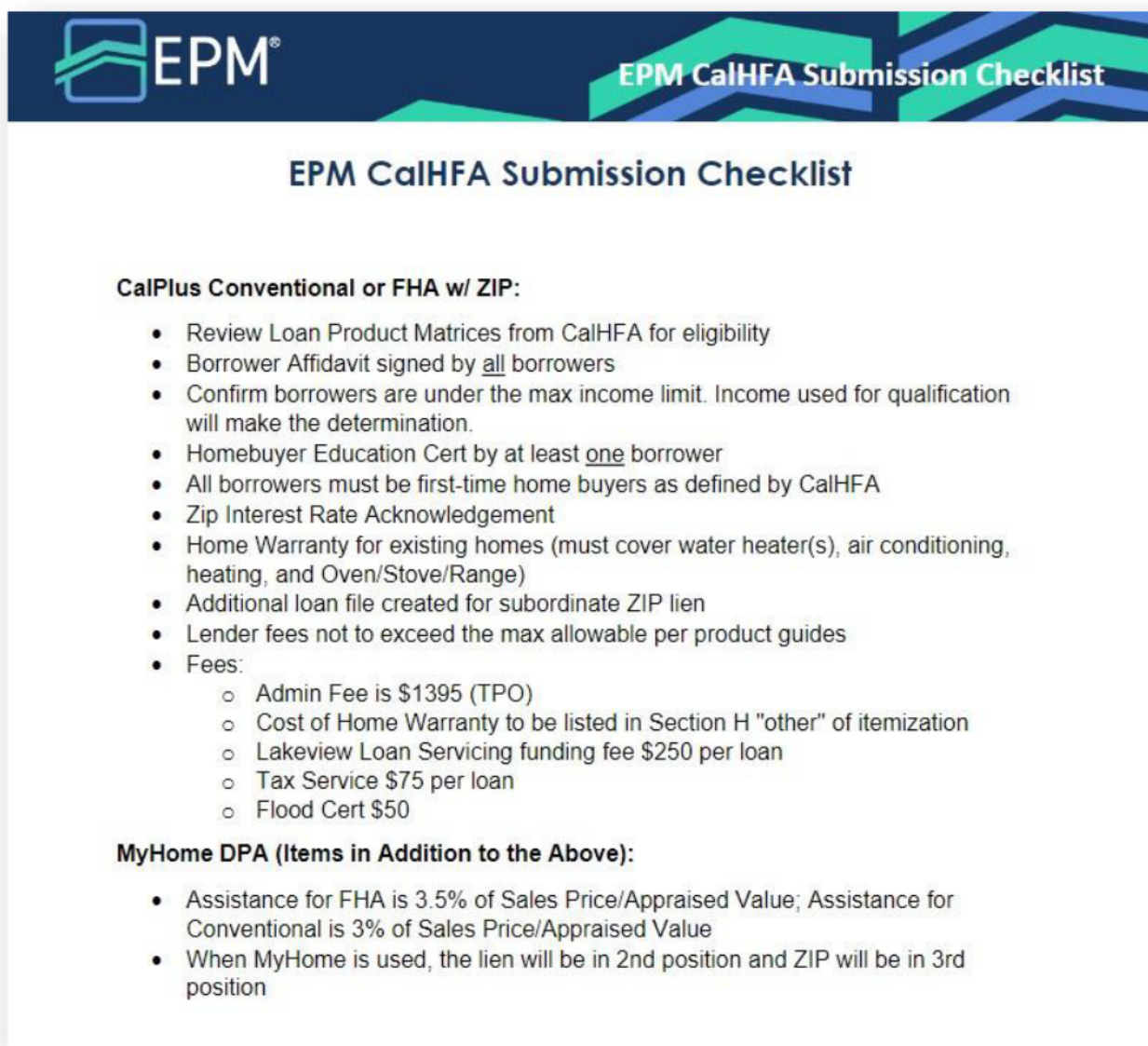
## CalHFA Products and Resource Links

### Products:

**EPM** offers only the following **CalHFA products**:

1. CalHFA Cal Plus Conventional with 2% Zip or 3% Zip (High Balance is Available)
  - Min Score 680 unless Low Income then 660
2. CalHFA Cal Plus FHA (203b only) with 2% Zip or 3% Zip (High Balance is Available)
  - Min Score 660
3. MyHome Assistance Program – This is the 2<sup>nd</sup> loan for Down Payment
  - CalHFA FHA – 3.5% or \$11,000 whichever is less
  - CalPlus Conv – 3% or \$11,000 whichever is less
4. ZIP or Zero Interest Program – either 2% or 3% of the total loan amount on the first mortgage (ie FHA w/ MIP Financed). This loan can go only toward closing costs. If closing costs are less than the amount listed, it will have to be reduced. This will be done by the underwriter, AM and Disclosure desk once loan moves to lock status

### EPM CalHFA Submission [Checklist](#):



**EPM**<sup>®</sup> EPM CalHFA Submission Checklist

### EPM CalHFA Submission Checklist

**CalPlus Conventional or FHA w/ ZIP:**

- Review Loan Product Matrices from CalHFA for eligibility
- Borrower Affidavit signed by all borrowers
- Confirm borrowers are under the max income limit. Income used for qualification will make the determination.
- Homebuyer Education Cert by at least one borrower
- All borrowers must be first-time home buyers as defined by CalHFA
- Zip Interest Rate Acknowledgement
- Home Warranty for existing homes (must cover water heater(s), air conditioning, heating, and Oven/Stove/Range)
- Additional loan file created for subordinate ZIP lien
- Lender fees not to exceed the max allowable per product guides
- Fees:
  - Admin Fee is \$1395 (TPO)
  - Cost of Home Warranty to be listed in Section H "other" of itemization
  - Lakeview Loan Servicing funding fee \$250 per loan
  - Tax Service \$75 per loan
  - Flood Cert \$50

**MyHome DPA (Items in Addition to the Above):**

- Assistance for FHA is 3.5% of Sales Price/Appraised Value; Assistance for Conventional is 3% of Sales Price/Appraised Value
- When MyHome is used, the lien will be in 2nd position and ZIP will be in 3rd position

## Resource Links:

Click on the [hyperlinks](#) below to visit the web page.

### [Loan Program Information](#)

### [Government Loans Program Handbook](#)

### [Government Loans Program Matrix](#)

### [Government Loans Program FAQs](#)

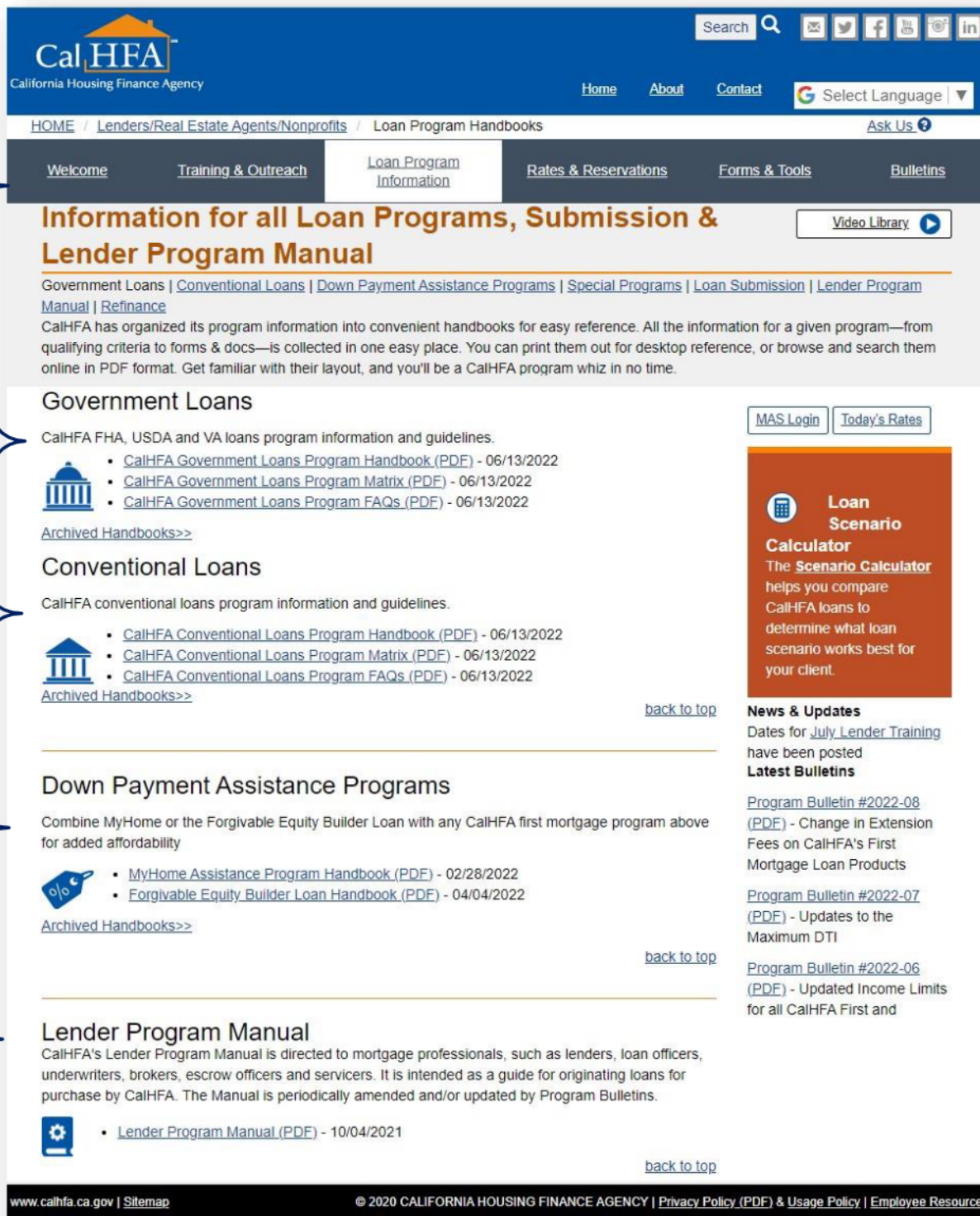
### [Conventional Loans Program Handbook](#)

### [Conventional Loans Program Matrix](#)

### [Conventional Loans Program FAQs](#)

### [MyHome Assistance Program Handbook](#)

### [Lender Program Manual](#)



The screenshot shows the CalHFA website's 'Loan Program Information' page. The header includes the CalHFA logo, navigation links (Home, About, Contact), a search bar, and social media icons. A breadcrumb trail reads: HOME / Lenders/Real Estate Agents/Nonprofits / Loan Program Handbooks. The main navigation bar has links for Welcome, Training & Outreach, **Loan Program Information**, Rates & Reservations, Forms & Tools, and Bulletins. The page title is 'Information for all Loan Programs, Submission & Lender Program Manual'. Below this, there's a 'Video Library' button and a list of links: Government Loans, Conventional Loans, Down Payment Assistance Programs, Special Programs, Loan Submission, and Lender Program Manual | Refinance. A paragraph explains that CalHFA organizes program information into handbooks for easy reference. The page is divided into sections for Government Loans, Conventional Loans, Down Payment Assistance Programs, and the Lender Program Manual. Each section includes a brief description, a list of available PDF handbooks with their dates, and a 'back to top' link. On the right side, there are buttons for 'MAS Login' and 'Today's Rates', a 'Loan Scenario Calculator' box, and a 'News & Updates' section with links to program bulletins and latest bulletins.

**CalHFA**  
California Housing Finance Agency

HOME / Lenders/Real Estate Agents/Nonprofits / Loan Program Handbooks

**Loan Program Information**

**Information for all Loan Programs, Submission & Lender Program Manual**

Government Loans | [Conventional Loans](#) | [Down Payment Assistance Programs](#) | [Special Programs](#) | [Loan Submission](#) | [Lender Program Manual](#) | [Refinance](#)

CalHFA has organized its program information into convenient handbooks for easy reference. All the information for a given program—from qualifying criteria to forms & docs—is collected in one easy place. You can print them out for desktop reference, or browse and search them online in PDF format. Get familiar with their layout, and you'll be a CalHFA program whiz in no time.

**Government Loans**

CalHFA FHA, USDA and VA loans program information and guidelines.

- [CalHFA Government Loans Program Handbook \(PDF\)](#) - 06/13/2022
- [CalHFA Government Loans Program Matrix \(PDF\)](#) - 06/13/2022
- [CalHFA Government Loans Program FAQs \(PDF\)](#) - 06/13/2022

[Archived Handbooks>>](#)

**Conventional Loans**

CalHFA conventional loans program information and guidelines.

- [CalHFA Conventional Loans Program Handbook \(PDF\)](#) - 06/13/2022
- [CalHFA Conventional Loans Program Matrix \(PDF\)](#) - 06/13/2022
- [CalHFA Conventional Loans Program FAQs \(PDF\)](#) - 06/13/2022

[Archived Handbooks>>](#)

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**Down Payment Assistance Programs**

Combine MyHome or the Forgivable Equity Builder Loan with any CalHFA first mortgage program above for added affordability

- [MyHome Assistance Program Handbook \(PDF\)](#) - 02/28/2022
- [Forgivable Equity Builder Loan Handbook \(PDF\)](#) - 04/04/2022

[Archived Handbooks>>](#)

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**Lender Program Manual**

CalHFA's Lender Program Manual is directed to mortgage professionals, such as lenders, loan officers, underwriters, brokers, escrow officers and servicers. It is intended as a guide for originating loans for purchase by CalHFA. The Manual is periodically amended and/or updated by Program Bulletins.

- [Lender Program Manual \(PDF\)](#) - 10/04/2021

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[MAS Login](#) [Today's Rates](#)


**Loan Scenario Calculator**  
The **Scenario Calculator** helps you compare CalHFA loans to determine what loan scenario works best for your client.







**News & Updates**  
Dates for [July Lender Training](#) have been posted  
**Latest Bulletins**  
[Program Bulletin #2022-08 \(PDF\)](#) - Change in Extension Fees on CalHFA's First Mortgage Loan Products  
[Program Bulletin #2022-07 \(PDF\)](#) - Updates to the Maximum DTI  
[Program Bulletin #2022-06 \(PDF\)](#) - Updated Income Limits for all CalHFA First and

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Click on the following link to access the web page: [Income Limits for CalHFA Home Buying](#)


**CalHFA**  
 California Housing Finance Agency

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[<< Return to Tools, Affidavits & Docs](#)

## Income Limits for CalHFA Home Buying

CalHFA assists low and moderate-income homebuyers in the realization of their goal of homeownership in California. CalHFA offers low interest rates to homebuyers who meet the income for the County in which they wish to purchase. Borrowers are to contact an approved CalHFA Lender for complete program details.


### Income Limits

CalHFA's income limits cannot exceed certain federal maximum limits. In order to reach certain policy goals, CalHFA may set income limits below the federal limits.

CalHFA offers low [interest rates](#) for low to moderate income first time homebuyers in California.

Income limits may be different for each program. Please choose the program limits you need from the list below:

[MAS Login](#)
[Today's Rates](#)



#### Loan Scenario Calculator

The **Scenario Calculator** helps you compare CalHFA loans to determine what loan scenario works best for your client.

#### CalHFA Income Limits

- [CalHFA Income Limits for All CalHFA First Mortgages and MyHome \(PDF\)](#) (effective 06/06/2022)

#### Low Income (LI) Income Limits

For Conventional and **Forgivable Equity Builder Loan** programs only

- [Fannie Mae Area Median Income Lookup Tool](#)
- [Search Archived Low Income \(LI\) Limits](#)

#### Maximum Federal Income Limits

For use in calculating Recapture and Loan Assumptions

- [Federal Limits for Recapture and Loan Assumption \(PDF\)](#) (05/24/19)

[back to top](#)

#### News & Updates

Dates for [July Lender Training](#) have been posted

#### Latest Bulletins

[Program Bulletin #2022-08 \(PDF\)](#) - Change in Extension  
[Easement CalHFA's First](#)

Click on the following link to access the document: [CalHFA Borrower Affidavit and Certification](#)



## CalHFA Borrower Affidavit and Certification


I/we, Borrowers:

(collectively, "Applicant"), having applied for a home mortgage pursuant to the Mortgage Program of the California Housing Finance Agency ("CalHFA"), do hereby represent and warrant as follows:


Property Address		
Street: <div style="border: 1px solid black; height: 20px; width: 100%;"></div>		
City: <div style="border: 1px solid black; height: 20px; width: 40%;"></div>	CA	Zip: <div style="border: 1px solid black; height: 20px; width: 40%;"></div>
Statement of Citizenship, Alienage and Immigration Status for State Public Benefits		
Applicant certifies that I am either: (1) A citizen or other National of the United States, or (2) A "Qualified Alien" as defined at 8 U.S.C § 1641.		
First Time Homebuyer		
If applicant is using any CalHFA down payment assistance or closing cost assistance loan(s), applicant certifies that no applicant above has had an ownership interest in any occupied primary residence during the previous three years or has lived with a spouse who has had an ownership interest in a primary residence during the previous three years. Not applicable to 203(h) and HUD 184 programs.		
Home Warranty Protection Plan		
Applicant certifies that I will purchase, during escrow, a minimum of a 1-year home warranty protection plan that covers the following items for the residence being financed by CalHFA unless I am purchasing a new construction property from		

Click on the following link to access the document: [CalHFA Loan Submission Checklist](#)

**UW Note:** Once the loan has been conditionally approved by underwriting the account manager submits the loan to CalHFA to register/lock the loan. Here are the requirements (checklist) for that process

 **California Housing Finance Agency**

State of California

**Save Our Water** 

### CalHFA Loan Submission Checklist

[Upload in MAS](#)

- Approval Documents –
  - FHA - 92900-LT with Chums# (Signed for Manual u/w only)
  - VA - Signed Loan Analysis
  - USDA - 1008 (No Manual u/w allowed)
- MI Cert–
  - Conventional first mortgages over 80% LTV
- Final Automated Underwriting Findings -
  - FHA/VA - DU or LP
  - Conventional - DU only - with HFA Preferred
  - USDA – GUS – Accept/Eligible only
- Lender's In-House Underwriting Approval with 1-year Home Warranty to be paid at COE
- USDA – Conditional Commitment Form RD 3555-18E
- Signed 1003 - Final **or** Initial 1003 signed by all borrowers for 1<sup>st</sup> mortgage loan
- Credit Report – Must match final AUS – Non-Traditional Credit is not allowed
- VOE or paystub required for school or fire department employee (if applicable)
- Executed Purchase Agreement or Escrow Instructions with all addendums
- Appraisal (URAR) - MH Advantage - must have picture of certified sticker
- "Life of Loan" Standard Flood Hazard Cert
- Preliminary Title Report
- CalHFA Borrower's Affidavit & Certification (Rev 10/4/21)
- ZIP Interest Rate Acknowledgment (Rev 6/25/19)
- Homebuyer Education Certificate – See [program handbook](#) for requirements
- VA Certificate of Eligibility



Click on the following link to access the document:

[CalHFA Subordinate Loan Purchase Submission Check List](#)



### **CalHFA Subordinate Loan Purchase Submission Check List \***

(Minimum documents required for CalHFA subordinate loan purchase)

#### **CalHFA Subordinate Loan(s)**

**For Each Subordinate Loan**, the following items must be provided

- ☐ MERS - MIN Summary verifying registration
- ☐ Original Promissory Note endorsed to CalHFA / Allonge acceptable
- ☐ Copy of executed Deed of Trust (including legal description page)
- ☐ Final CD/TIL required for each lien with all pages and with evidence Home Warranty paid
- ☐ Signature Affidavit for all borrower(s), if applicable
- ☐ Loan payment history for any principal reductions that have been applied

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Upload subordinate(s) purchase documents into CalHFA's  
[Mortgage Access System \(MAS\)](#)

Send original Subordinate Notes/Allonges to:

No first mortgage Notes/Allonges go to CalHFA. *First Mortgage purchase packages are to be submitted to Lakeview Loan Servicing, CalHFA's Master Servicer at [www.lakeviewcorrespondent.com](http://www.lakeviewcorrespondent.com)*

California Housing Finance Agency  
Loan Purchase Department MS 910  
500 Capitol Mall, Ste. 400  
Sacramento, CA 95814

Telephone: 916.326.8033

Click on the following link to access the document:

[Zero Interest Program \(ZIP\) INTEREST RATE ACKNOWLEDGEMENT](#)



CalHFA Loan ID #: \_\_\_\_\_

**Zero Interest Program (ZIP)  
INTEREST RATE ACKNOWLEDGMENT**

You have many financing options when deciding to buy a home. Your lender will discuss different home financing alternatives with you.

If you choose to use the CalHFA Zero Interest Program (ZIP), please be aware of the following features:

1. ZIP is a 0% interest subordinate loan that may be used for closing costs/prepaid items only. ZIP funds may not be used to pay off borrower debt. Any excess ZIP funds must be applied as a principal reduction to the first mortgage or ZIP loan: cash back to the borrower from the loan is prohibited.,
2. Choosing to use the ZIP loan will result in you paying a higher interest rate on your first mortgage.
3. No monthly payments on the ZIP loan are required, but the ZIP is a loan that must be repaid.

By signing below, you certify and acknowledge that you have been advised about and understand the features of the ZIP loan.

Date: \_\_\_\_\_

\_\_\_\_\_  
Name (Typed or Printed)

\_\_\_\_\_  
Borrower's Signature

\_\_\_\_\_  
Name (Typed or Printed)

\_\_\_\_\_  
Borrower's Signature