LOAN FACT SHEET

Home Flex Loans

Description:	A government insured or guaranteed Mortgage Loan option with low downpayment requirements and the ability to add Cash Assistance offered exclusively by NH Housing.
Loan Purpose:	• Purchase or rate/term refinance of a primary residence.
Loan Type:	• Fixed-rate loans with 30-year term.
Interest Rate/Points:	• Established daily and published on NHHousing.org/homeownership/rates • Permanent rate buydown point options may be available, see daily rate sheet.
Occupancy:	• Must be owner-occupied.
Mortgage Insurance:	• Mortgage must be insured/guaranteed through Federal Housing Administration (FHA), Veterans Administration (VA) or USDA Rural Development (RD).
Eligible Borrowers:	• Must not exceed Home Flex income limits. • Not limited to first-time homebuyers. • Non-occupant co-borrowers allowed per insurer/guarantor guidelines.
Eligible Properties:	• Owner occupied 1–4-unit properties. • 2-4 unit multifamily requires Certificate of Compliance if applicable per local ordinances. • Condos/Condexes/PUD's must meet insurer/guarantor eligibility. FHA - Regardless of the type of project review/approval type, lender is responsible for providing HUD9991 Condo Questionnaire. • Manufactured homes permitted on their own land; must meet insurer/guarantor guidelines. Manufactured homes on leasehold estates are not allowed. • No acreage requirement, unless insurer/guarantor has one.
Minimum Borrower Investment:	• Per insurer/guarantor requirements • Cash back at closing is allowed, per insurers requirements, not to exceed borrower contribution
Maximum LTV/CLTV:	• Per insurer/guarantor guidelines
Homeownership Education/Counseling:	• Homebuyer education is required for only one (1) borrower if receiving Cash Assistance. New Hampshire Housing Online Education is acceptable. • If using 1st GenHomeNH, please see 1st GenHomeNH Fact Sheet for additional education requirements • 2-4 units require Landlord and homebuyer education.
Income Calculation:	• Qualifying income per insurer/guarantor guidelines. Under no circumstance shall the qualifying income exceed NH Housing's maximum program income limit.
Purchase Price Limits:	• Conforming loan limits apply.
NH Housing Overlays:	• Loan submissions must be within NH Housing income limits. • 620 minimum FICO. • 50% DTI unless 680+ FICO and approve/eligible. • Well and septic must be sited on the property being financed. • Private/Individual water supply: Water test is required for purchase transaction (refer to Well and Septic section below). • Homebuyer Education (refer to Homeownership Education/Counseling section). • Loan cannot be closed in a trust. • Escrows for property taxes, hazard insurance, flood insurance (if appliable) and mortgage insurance are required for all loans. • NH Housing does NOT participate in MERS. • Homeowner Insurance Requirement: Max deductible is the greater of $1,000 or 1% of property insurance coverage amount. • HO-6: If any deductible under the master policy is $5,000.00 or more, the borrower must obtain HO-6 policy in the amount of the master insurance policy's deductible.
Underwriting/Ratios:	• Approve/Eligible. • RD, VA and FHA Refer/Eligible are acceptable with 620 minimum credit score. • Seller contributions – per FHA & RD guidelines.

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Well and Septic:	• All private/individual wells must meet insurer and guarantor requirements. • Well and septic must be sited on the property being financed. • Private/Individual water supply requires a water test. Municipal water and sewer do not need tests. • Private/individual testing must include Arsenic, Copper, E. coli, Total Coliform, Lead, Nitrate and Nitrite. Any other primary parameters tested must pass. The water test requirement may be waived, in accordance with insurer and guarantor guidelines, if the borrower provides a certificate of completion of New Hampshire Housing's Water Wellness Course that is dated on or before the execution of the Purchase and Sale Agreement for the property. • Shared well or septic require shared well/septic agreement. • Refinance transactions do not require a water test
Homeowners Insurance:	• Max deductible is the higher of $1,000 or 1% of face amount of policy. • Condo(s): Must have master policy. The Lender is responsible for validating required insurance coverage to ensure they do not exceed limits as described by insurer/guarantor. If no walls in coverage and/or deductible is $5,000 or more an HO6 will be required. NH Housing will escrow for the HO6 only if it is requested by the borrower.
Cash Assistance/Down Payment Assistance (Home Flex +):	• NH Housing provides either a $5,000, $10,000 or $15,000 Cash Assistance option based on program availability. Check daily rates for availability and interest rates. • See Home Flex (+) Guide below.
Voucher Assisted Mortgage Option (VAMO):	• This program is eligible for the VAMO program. Borrower must receive an eligibility letter. The Housing Choice Voucher payment may be added to the borrower's qualifying income or used as a direct reduction to the PITI payment per the applicable insurer or guarantor guidelines. VAMO closing certification needs to be completed before closing. A home inspection, HQS inspection, and homebuyer education are required.
Rehab Funds:	• 203K Limited Purchase Rehab/ RD Purchase Rehab allowed with Home Flex & Home Flex + options.
Stacking Lists:	• Click HERE to access stacking list document.

LOAN FACT SHEET

Home Flex Loans

Home Flex (+) Cash Assistance Mortgage

Description:	The “Cash Assistance Mortgage” is the second mortgage that relates to a Home Flex Plus, first mortgage.
Amount:	Cash Assistance is structured as a fixed $5,000, $10,000 or $15,000. Check daily rates for availability and interest rates.
Loan Terms:	Secured by a second mortgage. No interest. No periodic payments. 30-year term. NH Housing Cash Assistance will be due in full if any of the following occur: a) the buyer fully prepays or refinances the first mortgage; b) the buyer sells, transfers, or otherwise disposes of the Property; c) the buyer files for bankruptcy; or d) the property is no longer the buyer’s primary residence. See Selling Guide for additional details.
Use:	The Cash Assistance can be used for downpayment, closing costs, and prepaids for **PURCHASE TRANSACTIONS ONLY.**
Reservation:	When a lender reserves a Home Flex Plus loan, there is an automatic reservation for the Cash Assistance Mortgage, meaning a separate reservation is not required.
Application:	No separate application is required for the Cash Assistance Mortgage.
Lender/ Document Preparer:	The Participating Lender will serve as the Document Preparer on behalf of NH Housing in relation to the Cash Assistance Mortgage. New Hampshire Housing is the sole lender on the Cash Assistance Mortgage.
Documents:	NH Housing will provide the Document Preparer with required Cash Assistance Mortgage Documents and with instructions for creating, executing, and, when appropriate, recording the Cash Assistance Mortgage Documents. The lender is responsible for supplying the Cash Assistance Program Disclosure, Loan Estimate and Closing Disclosure following standard TRID guidelines.
Funding Process:	There are very specific mandatory steps for requesting and funding the Cash Assistance, which are stated in the Document Preparation Agreement and Selling Guide. Cash Assistance funds **must** be requested in Lender Online by 12 p.m., two business days prior to closing.

LOAN FACT SHEET

Home Flex Loans

Home Flex Refinance Options

Term:	• 30 years
Eligible Properties:	• Owner occupied 1–4-unit properties (as allowed by insurer). • Manufactured home on its own land (as allowed by insurer). • New appraisal required (as required by insurer).
Eligible Occupancy:	• Owner occupied, primary residence only.
Document Type:	• Full underwrite/streamlined documentation.
Credit/FICO:	• No minimum credit score for NH Housing borrowers. • Minimum 660 FICO for non-NH Housing borrowers.
Subordinate Financing:	• Per mortgage insurer's requirements. NH Housing borrowers only to max CLTV 125%.
Cash Back:	• No Cash out for FHA 203K's. No more than $500 cash back at closing for streamline refinance. Follow FHA guidelines as outlined in HUD Handbook 4000.1 and document accordingly.
Streamline Refinance:	• Review Selling Guide for additional information.

FHA Options:	• Limited Cash-Out and Rate/Term Refi
	  ○ Follow FHA guidelines as outlined in HUD Handbook 4000.1 and document accordingly.
	• FHA 203(k):
	  ○ No cash-out.
	  ○ Up to $75,000 for rehabilitation.

VA Options:	• Rate/Term Refinance
	  ○ Follow VA guidelines as outlined in current VA Lenders Manual and document accordingly.
	  ○ Must be underwritten by VA approved underwriter and meet all VA refinancing requirements.
	• VA Energy Efficient Mortgage (EEM)
	  ○ Loans to cover the cost of making energy efficiency improvements to a dwelling.
	  ○ Available to lenders who offer VA loans/underwriting.

RD Options:	• Must follow all RD refinancing requirements including all income and credit requirements. • Limited Cash-Out Allowed.