

Down Payment Assistance Programs (DAP) - AUS System Comparison										
	Within Reach SM Government (FHA VA, & USDA) Grant			Within Reach SM Conventional 4% DAP			Within Reach SM Conventional 5% DAP			Power Purchase 2% Grant
	FHA & VA	VA	USDA							
AMI Income	140% AMI FHA Income Limits VA Income Limits		Per USDA	<=100% AMI See Income Limits			<=80% AMI See Income Limits			See Income Limits
Maximum DTI	FHA	VA	USDA	Per AUS	FICO	Max DTI	Per AUS	FICO	Max DTI	Per AUS
	50%	50%	29% / 41%		620-699	45%		620-699	45%	
					700+	50%		700+	50%	
Maximum LTV / CLTV	Per Agency			97% / 105%			97% / 105%			97% / 97%
Minimum Credit Score	FHA & VA		USDA							
	620		640	620			620			620
AUS System	AUS (Total Scorecard)			AUS (LHFS requires LPA)			AUS (LHFS requires LPA)			AUS (LHFS requires LPA)
DU – Approve Eligible / LPA - Accept	DU - Approved Eligible LPA - Accept			LPA - Accept			LPA - Accept			LPA - Accept
Manual Underwrite Allowed	Yes			No			No			No
Borrower Funds – After DAP / grant funds are used, are borrower funds required for down payment?	No			No			No			Yes (1%)
Family Gift Allowed	Yes - Per FHA/VA/USDA			Yes – per guidelines			Yes – per guidelines			Yes – per guidelines
DAP / Grant Allowed for Closing Cost	Yes			Yes			Yes			Yes
DAP / Grant Allowed for Down Payment	Yes			Yes			Yes			Yes
DAP / Grant Amount	FHA & VA		USDA							
	3% or 4%		3%	4%			5%			2%
Seller Contributions Allowed	Yes – 6%			Yes – 3%			Yes – 3%			Yes – 3%
MI 25% Coverage Required	N/A			Yes			Yes			Yes
Borrower Paid MI (Monthly/Single)	FHA	VA	USDA							
	Yes	N/A	N/A	Yes			Yes			Yes
Lender Paid MI (LPMI)	N/A			No			No			Yes – 640 Minimum FICO
Co-Signers	No			No			No			No
First Time Home Buyer Required	No			No			No			No
Home Buyer Education Required	Yes			Yes			Yes			Yes
Subordinate Financing Allowed	No			No			No			No
Housing History Required	Yes			Yes			Yes			Yes
Live Rent Free Allowed	FHA	VA	USDA							
	Yes	Yes	No	Yes			Yes			Yes
Non-Occupant Co-Borrowers	No			No			No			No

This product comparison chart offers a snapshot of various down payment assistance programs LHFS offers. Complete guidelines for each program can be found on www.LHFSWholesale.com



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	<i>Within Reach</i> SM Government (FHA, VA, & USDA)			<i>Within Reach</i> SM Conventional 4%	<i>Within Reach</i> SM Conventional 5%	Power Purchase 2%
Failure to Deliver Lock Fee	Yes (\$400.00)			Yes (\$400.00)	Yes (\$400.00)	Yes (\$400.00)
Lender Paid Compensation	No			No	No	Yes
LHFS Admin Fee	\$1,145			\$1,145	\$1,145	\$995 CA/HI \$895 All Others
LHFS Admin Fee (Included in Rate)	No			No	No	Yes
Maximum Broker Compensation (BPC cannot exceed current LPC in file)	FHA	VA	USDA	2%	2%	Not to exceed LPC
	2%	1%	2%			
Minimum Broker Compensation (BPC)	0			0	0	0
DU - Refer Eligible / LPA Caution Findings	Yes			Not allowed	Not allowed	Not allowed
Manual Underwrite	Yes			No	No	No
Maximum DTI (FHA & VA) (USDA—see Guidelines for DTI details)	FHA & VA		USDA	N/A	N/A	N/A
	47%		See Matrix			
Compensating Factor(s)	Yes (1 Comp Factor)			N/A	N/A	N/A
Minimum Credit Score	FHA	VA	USDA	N/A	N/A	N/A
	620	620	680			
Housing History Required	Yes			N/A	N/A	N/A
Live Rent Free Allowed	Yes			N/A	N/A	N/A
Manual Underwrite	Yes			N/A	N/A	N/A
Maximum DTI (FHA & VA) USDA not eligible	FHA & VA		USDA	N/A	N/A	N/A
	50%		Not Eligible			
Compensating Factor(s)	Yes (2 Comp Factors)			N/A	N/A	N/A
Minimum Credit Score	680			N/A	N/A	N/A
Housing History Required	Yes			N/A	N/A	N/A
Live Rent Free Allowed	No			N/A	N/A	N/A

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