

MassHousing Product Matrix and Underwriting Criteria

Product Description

FTHB CONV: First Time Homebuyer Conventional

First Time Homebuyer “FTHB” Conventional financing with [Discounted Charter Level](#) MI. [Down Payment Assistance](#) is available for all borrowers and all eligible property types. The FTHB CONV mortgage maintains its own [FTHB Income limits and Acquisition Cost limits](#) and requires a few additional MassHousing specific origination documents. There are no Loan Level Price Adjustments “LLPAs”.

FTHB FHA: First Time Homebuyer FHA

First Time Homebuyer “FTHB” financing with FHA Mortgage Insurance. [Down Payment Assistance](#) is available for all borrowers and all eligible property types. The FTHB FHA mortgage maintains its own [FTHB Income limits and Acquisition Cost limits](#) and requires a few additional MassHousing specific origination documents. There are no Loan Level Price Adjustments “LLPAs”.

MHM CONV: MassHousing Mortgage Conventional

MHM CONV is Conventional financing for a home purchase or limited cash out refinance for households with incomes up to [135% of AMI](#). MHM CONV carries [Standard Level](#) MI Coverage. First Time Homebuyers “FTHBs” may access Down Payment Assistance for properties Statewide up to [100% of AMI](#), and properties located in [Gateway Cities](#) and City of Boston up to [135% of AMI](#). [Down Payment Assistance](#) may be used for all eligible property types. There are no MassHousing specific origination documents. MHM CONV carries a Loan Level Price Adjustment “LLPA” based on property type.

MHM FHA: MassHousing Mortgage FHA

MHM FHA is an FHA insured loan for a home purchase or limited cash out refinance for households with incomes up to [135% of AMI](#). First Time Homebuyers “FTHBs” may access [Down Payment Assistance](#) for properties Statewide up to [100% of AMI](#), and properties located in [Gateway Cities](#) and City of Boston up to [135% of AMI](#). There are no MassHousing specific origination documents. MHM FHA carries no Loan Level Price Adjustments “LLPA”.

MHM No MI: MassHousing Mortgage No MI Conventional

MHM No MI is Conventional financing for a home purchase or limited cash out refinance for households with incomes up to [80% of AMI](#). First Time Homebuyers “FTHBs” may access [Down Payment Assistance](#) for properties Statewide. There are no MassHousing specific origination documents. There are no Loan Level Price Adjustments “LLPAs”.

OWH: Operation Welcome Home Conventional

OWH is Conventional financing for First Time Homebuyer “FTHBs” with household incomes up to [135% of AMI](#). OWH is only available to active duty military, Veterans who served honorably, Reservists and National Guard, and Gold Star Family members. OWH carries [Standard Level](#) MI coverage. [Down Payment Assistance](#) is available for all borrowers and all eligible property types. There are no Loan Level Price Adjustments, and MassHousing will provide up to a \$2,500 closing cost credit.

FTHB CONV						
Transaction Type	Purchase					
Income/Loan Limit	FTHB Income Limits / Conventional Loan Limits					
Eligible Borrower	First Time Homebuyers ONLY (except in *Targeted Areas)					
Product Features	** Rehabilitation , LPMI, Monthly MI					
LLPA	N/A					
Mortgage Insurance	Discounted Charter Level					
Property Type	1 Unit/Condo/PUD			2-4 Unit		
Maximum LTV/CLTV	97%/105%			95%/105%		
Underwriting with DPA	LTV	Credit	DTI	LTV	Credit	DTI
	≤ 95%	680	45%	≤ 95%	700	45%
	≤ 80%	660	50%	≤ 80%	660	45%
Underwriting without DPA	LTV	Credit	DTI	LTV	Credit	DTI
	≤ 97%	680	45%	N/A	N/A	N/A
	≤ 95%	660	45%	≤ 95%	700	45%
	≤ 80%	640	50%	≤ 80%	640	45%
AUS Findings	Approve/Eligible & Eligible/Accept Approve/Ineligible (Rehab only) Out-of-Scope: Credit only on 1 Unit, Condo, PUD					
Feature Codes	DO®/DU® – “HFA Preferred” LPA® - Single, condo, PUD - "Home Possible Advantage for HFA's" LPA® - 2 – 4 Unit Properties "Home Possible"					
Subject to Acquisition Cost Limits . Specific Origination Documents Required						

FTHB FHA						
Transaction Type	Purchase					
Income/Loan Limit	FTHB Income Limits / FHA Loan Limits					
Eligible Borrower	First Time Homebuyers ONLY (except in *Targeted Areas)					
Product Features	FHA Insured					
LLPA	N/A					
Property Type	1 Unit/Condo/PUD			2-4 Unit		
Maximum LTV/CLTV	96.5%/105%			96.5%/105%		
Underwriting with or without DPA	LTV	Credit	DTI	LTV	Credit	DTI
	≤ 96.5%	640	45%	≤ 96.5%	660	45%
AUS Findings	Approve/Eligible & Eligible/Accept					
Feature Codes	DO®/DU® – Loan Type: FHA LPA® - Loan Type: FHA					
Subject to Acquisition Cost Limits . Specific Origination Documents Required						

MHM CONV						
Transaction Type	Purchase, Rate and Term Refinance					
Income/Loan Limit	135% of AMI / Conventional Loan Limits (DPA availability subject to income, and property location restrictions see Page 5)					
Eligible Borrower	No First Time Homebuyer Requirement (unless utilizing DPA)					
Product Features	** Rehabilitation , LPMI, Monthly MI					
LLPA	Condo: -0.75% (LTV >75)			2-4 Unit: -1.00%		
Mortgage Insurance	Standard Level					
Property Type	1 Unit/Condo/PUD			2-4 Unit		
Maximum LTV/CLTV	97%/105%			95%/105%		
Underwriting with DPA	LTV	Credit	DTI	LTV	Credit	DTI
	≤ 95%	680	45%	≤ 95%	700	45%
	≤ 80%	660	50%	≤ 80%	660	45%
Underwriting without DPA	LTV	Credit	DTI	LTV	Credit	DTI
	≤ 97%	680	45%	N/A	N/A	N/A
	≤ 95%	660	45%	≤ 95%	700	45%
	≤ 80%	640	50%	≤ 80%	640	45%
AUS Findings	Approve/Eligible & Eligible/Accept Approve/Ineligible (Rehab only)					
Feature Codes	DO®/DU® – “HFA Preferred” LPA® - Single, condo, PUD - "Home Possible Advantage for HFA's" LPA® - 2 – 4 Unit Properties "Home Possible"					

MHM FHA						
Transaction Type	Purchase/ Rate and Term Refinance (no more than \$500 back at closing). No Streamline Refinances					
Income/Loan Limit	135% of AMI / FHA Loan Limits (DPA availability subject to income, and property location restrictions see Page 5)					
Eligible Borrower	No First Time Homebuyer Requirement (unless utilizing DPA)					
Product Features	FHA Insured					
LLPA	N/A					
Property Type	1 Unit/Condo/PUD			2-4 Unit		
Maximum LTV/CLTV	96.5%/105% 97.75% (no cash out refi)			96.5%/105% 97.75% (no cash out refi)		
Underwriting with or without DPA	LTV	Credit	DTI	LTV	Credit	DTI
	≤ 96.5%	640	45%	≤ 96.5%	660	45%
AUS Findings	Approve/Eligible & Eligible/Accept					
Feature Codes	DO®/DU® – Loan Type: FHA LPA® - Loan Type: FHA					

MHM No MI						
Transaction Type	Purchase, Rate and Term Refinance					
Income/Loan Limit	80% of AMI / Conventional Loan Limits					
LLPA	N/A					
Eligible Borrower	No First Time Homebuyer Requirement (unless utilizing DPA)					
Product Features	No MI					
Property Type	1 Unit/Condo/PUD			2-4 Unit		
Maximum LTV/CLTV	97%/105%			95%/105%		
Underwriting with DPA	LTV	Credit	DTI	LTV	Credit	DTI
	≤ 95%	680	45%	≤ 95%	700	45%
	≤ 80%	660	50%	≤ 80%	660	45%
Underwriting without DPA	LTV	Credit	DTI	LTV	Credit	DTI
	≤ 97%	680	45%	N/A	N/A	N/A
	≤ 95%	660	45%	≤ 95%	700	45%
	≤ 80%	640	50%	≤ 80%	640	45%
AUS Findings	Approve/Eligible					
Feature Codes	DO®/DU® – “HFA Preferred Risk Sharing”					

OWH						
Transaction Type	Purchase only					
Income/Loan Limit	135% of AMI / Conventional Loan Limits					
Eligible Borrower	First Time Homebuyers (except in *Targeted Areas) who are active duty military, Veterans who served honorably, Reservists and National Guard, and Gold Star Family members.					
Product Features	**Rehabilitation, LPMI, Monthly MI					
LLPA	N/A					
Mortgage Insurance	Standard Level					
Property Type	1 Unit/Condo/PUD			2-4 Unit		
Maximum LTV/CLTV	97%/105%			95%/105%		
Underwriting with DPA	LTV	Credit	DTI	LTV	Credit	DTI
	≤ 95%	680	45%	≤ 95%	700	45%
	≤ 80%	660	50%	≤ 80%	660	45%
Underwriting without DPA	LTV	Credit	DTI	LTV	Credit	DTI
	≤ 97%	680	45%	N/A	N/A	N/A
	≤ 95%	660	45%	≤ 95%	700	45%
	≤ 80%	640	50%	≤ 80%	640	45%
AUS Findings	Approve/Eligible & Eligible/Accept Approve/Ineligible (Rehab only)					
Feature Codes	DO®/DU® – “HFA Preferred” LPA® - Single, condo, PUD - "Home Possible Advantage for HFA's" LPA® - 2 – 4 Unit Properties "Home Possible"					
\$2500 Closing Cost Credit Available						

Down Payment Assistance: DPA

Loan Amount: 5% of the Purchase price or \$15,000 whichever is less.

Term: Second Mortgage at a 2% interest rate, fully amortized 15 year-fixed rate and is due upon sale or refinance of the property (**no subordinations**).

Availability: First Time Homebuyers Statewide, below is the breakdown by product:

Product	Availability	Income Limit
FTHB CONV	Statewide	FTHB Income Limit
FTHB FHA	Statewide	FTHB Income Limit
MHM CONV	Statewide Gateway Cities, City of Boston	MHM Income Limit ≤100% of AMI MHM Income Limit >100% ≤ 135% of AMI
MHM FHA	Statewide Gateway Cities, City of Boston	MHM Income Limit ≤100% of AMI MHM Income Limit >100% ≤ 135% of AMI
MHM No MI	Statewide	MHM Income Limit ≤80% of AMI
OWH	Statewide Gateway Cities, City of Boston	MHM Income Limit ≤ 135% of AMI MHM Income Limit ≤ 135% of AMI

*[DPA](#) is available on all product offerings for FTHB only.

Please choose program at time of rate lock

All LLPA's are Property Specific

All first mortgage programs are 30-year fixed rate, [DPA](#) term 15-year fixed rate

Targeted Areas

Boston, Cambridge, Chelsea, Everett, Fall River, Lawrence, Lynn, North Adams, and Somerville

Gateway Cities

Attleboro, Barnstable, Brockton, Chelsea, Chicopee, Everett, Fall River, Fitchburg, Haverhill, Holyoke, Lawrence, Leominster, Lowell, Lynn, Malden, Methuen, New Bedford, Peabody, Pittsfield, Quincy, Revere, Salem, Springfield, Taunton, Westfield, and Worcester.

City of Boston = Boston including all sections

Underwriting Overlays

Homebuyer Counseling: Required for First Time Homebuyers. Landlord Counseling required on multi-family purchases. See **MH Seller Guide section 3.3** for further details.

Co-borrowers/Co-signers: Non-occupying co-borrowers and co-signers are NOT allowed for any MassHousing loan product **MH Seller Guide section 3.10.3.10**.

Property: Minimum of 600 square ft. required. See **MH Seller Guide section 3.1.10** Compliance Property Requirements for further details.

Collections/Judgements: All past due accounts to be paid current. Collection and charge off accounts, which total more than \$1,000, to be paid off at or prior to closing.

- All open judgments & outstanding liens (including tax, mechanics', betterments or materialmen's), which may or may not have the potential to affect MassHousing's lien, to be paid off at or prior to closing. Reference **MH Seller Guide section 3.2.3** for further detail.

Condominiums: Overlays to presale, exposure limits, 2 – 4 unit conversions, and new vs existing developments may be found in the **MH Seller Guide sections 3.7.1 - 3.7.6**

Fees

\$300 Processing Fee, \$85 Tax Service Fee and \$59 Hazard Insurance Tracking fee to be disclosed at Application and collected at Closing

Document Check List and Income Limits

Product	Documents	Income Limit
FTHB CONV	Document Checklist	FTHB Income Limit
FTHB FHA	Document Checklist	FTHB Income Limit
MHM CONV	Document Checklist	MHM Income Limit
MHM FHA	Document Checklist	MHM Income Limit
MHM No MI	Document Checklist	MHM Income Limit
OWH	Document Checklist	MHM Income Limit

Notes

- Corresponding GSE/FHA Loan Limit apply
- ** Lenders must be approved for the Rehabilitation feature. Loans with rehab must be run in DO®/DU®. Approve/Ineligible due to LTV only
- Lenders must be approved to submit loans to DU®
- **Underwriting exceptions must be emailed to HOLoanReview@MassHousing.com**

Mortgage Insurance

MassHousing MIPlus available on loans insured by MassHousing.

Discounted Charter Level Coverage:

Applies to the following Product: FTHB CONV			
LTV	Coverage	Monthly	Single
97%	18%	0.48%	2.40%
95%	16%	0.40%	1.92%
90%	12%	0.32%	1.44%
85%	6%	0.24%	0.96%
<i>Does not apply to FHA loans</i>			

Standard Level Coverage:

Applies to the following Products: MHM CONV , OWH			
LTV	Coverage	Monthly	Single
97%	35%	1.10%	5.00%
95%	30%	0.63%	3.00%
90%	25%	0.50%	2.25%
85%	12%	0.40%	1.60%
<i>Does not apply to FHA loans</i>			

The product parameters, MIF Premium Discounted Rate schedules, and other requirements are provided here for your convenience as a guide to underwriting MassHousing Mortgage Products. Together, the matrices on these pages should help you to quickly develop a general sense of a borrower's or property's eligibility for a MassHousing Mortgage. These are not intended as substitutes for the MassHousing HomeOwnership Seller Guide, MIF Underwriting Guidelines or Announcements.