

Specialty Funds Snapshot Matrix

Loan Program	Credit Score	Income Limits	Ratios	LTV	Property Eligibility	Maximum Loan Amount	Lender Requirements
Fahe Community Down Payment Assistance	Based on First Mortgage Guidelines	Based on First Mortgage Guidelines	Based on 1st Mortgage Guidelines	Maximum 105% CLTV	Based on 1st Mortgage Guidelines	20% to 25% of the lesser of the purchase price or appraisal with no dollar cap for down payment and closing cost assistance	Homebuyer Education Required. Minimum borrower contribution \$1000 (Currently waived due to COVID)
Fahe Affordable Down Payment Assistance	Based on First Mortgage Guidelines	Must be below 80% of the Area Median Income per County/State.	Based on 1st Mortgage Guidelines	Maximum 105% CLTV	Only for properties located in Kentucky and Virginia.	20% to 25% of the lesser of the purchase price or appraisal with no dollar cap for down payment and closing cost assistance	Homebuyer Education Required. Minimum borrower contribution \$1000 (Currently waived due to COVID). Environmental Inspection required.
Fahe Exclusive Down Payment Assistance	Based on First Mortgage Guidelines	Based on First Mortgage Guidelines	Based on 1st Mortgage Guidelines	Based on 1st Mortgage Guidelines	Based on 1st Mortgage Guidelines	Loan amounts up to \$6000. Must be borrowed in increments of \$100.	Must be a Fahe Member in order to utilize the program. Must be paired with Fahe's JustChoice Lending 1st Mortgage Product or USDA 502 Direct Packaged Loan submitted through Fahe.
Welcome Home	Not Applicable	Must be below 80% Area Median Income of the Mortgage Revenue Bond (MRB) limit for the county and state where the property is located	Based on 1st Mortgage Guidelines	Based on 1st Mortgage Guidelines	Based on 1st Mortgage Guidelines	Maximum up to \$5000. Veterans up to \$7500	Homebuyer Education Required. Minimum borrower contribution \$500.
Project Reinvest	Based on First Mortgage Guidelines	Must be below 100% HUD Area Median Income.	Based on 1st Mortgage Guidelines	Maximum 105% CLTV or 1st Mortgage Guidelines	Based on 1st Mortgage Guidelines	Must borrow \$10,500	Homebuyer Education required through a HUD approved agency AND must have adhered to the National Industry Standards for Homeownership Education and Counseling

* Availability of funds are limited and subject to change. * Call JCL Staff for additional information on specialized funds.