

	CAFA Program		Down Payment Advantage - FHA		Down Payment Advantage - Conventional	
PROGRAM	Purchase Advantage Conventional	Purchase Advantage Government	DPA - Forgivable	DPA - Amortized	Springboard	Fahe
Eligible State	LA	LA	All GMFS Eligible States	All GMFS Eligible States	AR, GA, OK, CO	AL, IL*, IN, KY, MS, MO, TN, VA
Down Payment Assistance amount	0-4% - Total Loan Amount	1-4% - Total Loan Amount	1-3.5% ( Lesser of Purchase Price or Appraisal)	1-3.5% ( Lesser of Purchase Price or Appraisal)	Up to 4% ( Lesser of Purchase Price or Appraisal)	Up to 4% ( Lesser of Purchase Price or Appraisal)
Loan Program Eligibility	Conv	FHA/VA/USDA	FHA	FHA	Conv/HR/HP	Conv/HR/HP
2nd Lien required?	No	No	Yes	Yes	Yes	Yes
Forgivable 2nd Lien?	N/A	N/A	No	After 10 years (Based on Program Requirements)	No	No
Do they have to be a first time homebuyer?	No	No	No	No	No	No
Minimum FICO Requirement	640 (2 scores required)	640 (2 scores required)	600 (Min 1 score per Borrower)	600 (Min 1 score per Borrower)	660	660
Max Loan to Value	Eligible AUS	Eligible AUS	Eligible AUS	Eligible AUS	95-97	95-97
Max Debt To Income	50% with AUS Approve	50% AUS Approve	Eligible AUS	Eligible AUS	50% or Lesser of AUS	50% or Lesser of AUS
Area Median Income Limits %	Up to 140% AMI	Up to 115% AMI			Up to 140% AMI	Up to 140% AMI
AUS/Manual Underwrite	LP Only/Manual	DU or RD / Manual	DU	DU	DU	DU
Homebuyer Education Required?	For First Time Homebuyer if required by program	For First Time Homebuyer if required by program	Yes	Yes	Yes	Yes
Non Occupying Coborrower	Allowed	Allowed	Allowed	Allowed	Not Allowed	Not Allowed

As of 8/2024

\* Not available in cook county