

# DC Open Doors Product Highlights

Mortgage Loan Product	FHA w/out Down Payment Assistance	FHA Plus w/ Down Payment Assistance	HFA Preferred HFA Advantage w/out Down Payment Assistance (Fannie Mae / Freddie Mac)	HFA Preferred HFA Advantage w/ Down Payment Assistance (Fannie Mae / Freddie Mac)
Product LTV	96.5%	96.5%	97%	97%
Down Payment Assistance*	None	3.50% Subordinate Loan	None	3.00% Subordinate Loan
Funds Available	Unlimited	Unlimited	Unlimited	Unlimited
DCHFA Requirements	Maximum borrower income of \$131,040	Maximum borrower income of \$131,040	Maximum borrower income of \$131,040	Maximum borrower income of \$131,040
Minimum Credit Score**	640	640	640	640
Maximum Debt to Income	45%	45%	50%	50%
Pre-purchase Homebuyer Education	Not Required	Not Required	Required for 1 <sup>st</sup> time homebuyers	Required for 1 <sup>st</sup> time homebuyers
Additional Product Requirements	All FHA/Investor underwriting requirements imposed	All FHA/Investor underwriting requirements imposed	DU Approve/Eligible or LP Accept Findings & adhere to all Investor underwriting requirements	DU Approve/Eligible or LP Accept Findings & adhere to all Investor underwriting requirements

\*DCHFA's down payment assistance is a 0%, non-amortizing, subordinate loan due upon sale, refinance or the borrower no longer occupying the property as a primary residence within the 1<sup>st</sup> five years.

\*\*For HFA Preferred/Advantage products see Fannie Mae / Freddie Mac Training Presentation for automated underwriting guidance.

**For more information visit, [www.dcopendoors.com](http://www.dcopendoors.com)**

DC Open Doors is a mortgage program of the District of Columbia Housing Finance Agency.

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