

# KHC'S FIRST MORTGAGE FUNDING SOURCE QUICK REFERENCE CARD



To **successfully** originate KHC mortgages you should begin with *prequalified* applicants and properties meeting FHA, VA, RHS, or Fannie Mae Conventional guidelines. The applicant (s) must be purchasing or refinancing a single family, one unit, and owner-occupied property, located in Kentucky. Then follow the steps below....

1. The purchase price or refinance amount is at or below:
  - **\$327,334** with Secondary Market
  - **\$294,600** with KHC's Homebuyer Tax Credit (purchase only)
  
2. The applicant (s) meet KHC's simple **credit overlays**:
  - **660** credit score for Conventional
  - **620** credit score for FHA, VA, and RHS
  - Max ratio caps for all loans of **40/50%**
  - **AUS Approval** required except on FHA, VA or RHS
  
3. All loans should be **Secondary Market funding**. If a homebuyer tax credit is associated with the Secondary Market loan through KHC then follow the more restrictive tax credit (Tax Credit) guidelines.

<b>Homebuyer Tax Credit</b> Must meet Tax Credit Guidelines	<b>Secondary Market</b>
<ul style="list-style-type: none"> <li>• MRB <b>Household</b> Income Limit</li> <li>• First-time home buyers in non-targeted counties</li> <li>• All home buyers in targeted counties</li> <li>• Purchase Only – 30 year mortgage.</li> <li>• First Mortgage through KHC's Secondary Market or other investor's (stand-alone) 30-year fixed mortgage.</li> <li>• <b>25%</b> Tax Credit</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Applicants</b> Income Only</li> <li>• First-time and repeat home buyers statewide</li> <li>• <b>Purchase:</b> FHA, VA, RHS and Conventional</li> <li>• <b>Refinance:</b> FHA, RHS and VA IRRRL</li> </ul>

4. Does borrower require down payment and closing costs assistance with their Conventional, FHA, VA, or RHS first mortgage? If yes, then proceed to the **DAP REFERENCE CARD**.
5. To see if borrower is eligible for KHC Homebuyer Tax Credit refer to the Tax Credit Reference Card.