

July 9, 2024

Real Estate Agents and Homeownership Counseling Partners

KHC Program Guide Real Estate Agents and Homeownership Counseling Partners July 9, 2024

New Income and Purchase Price Limits for Secondary Market and Mortgage Revenue Bond

KHC's eliminated the front-end ratio of 40%, effective with new reservations on Monday, June 24, 2024.



Secondary Market First Mortgage Products

Eligibility: Both **first-time and repeat home buyers** purchasing a single-family dwelling. **Purchase price can be no more than \$510,939.** Applicant's income must be within applicable secondary market limits in effect.

KHC's Secondary Market Government Loan Products

Federal Housing Administration (FHA)

- Minimum **620** credit score.
- Financing to 96.50% of lesser of sales price or appraised value.
- Maximum ratio 50%.

Upfront and Annual Mortgage Insurance Premiums 30-Year Loan Term

LTV less than or equal to 95%	1.75% UFMIP .50 Annual
LTV greater than 95%	1.75% UFMIP .55 Annual

Rural Housing Services (RHS)

- Minimum **620** credit score.
- Financing to 100% of the appraised value, plus guarantee fee of 1.00%/0.35% annual fee.
- Maximum ratio 50%.

Veteran's Administration (VA)

- Minimum **620** credit score.
- Financing to 100% of the lesser of the appraised value or sale price plus funding fee.
- Maximum ratio 50%.
- No monthly mortgage insurance.

Conventional First Mortgage Programs 30-Year Loan Term

PARAMETER	HFA Preferred	HFA Preferred Plus 80	Freddie HFA Advantage
Maximum LTV/CLTV	97/105%		
Eligible Occupancy	Owner Occupied		
Eligible Purpose	Purchase		
Minimum Credit Score	660		
Ratio Guidelines	50%		
Eligible Properties	One-unit dwellings or approved condominiums		
Manufactured Housing	Fannie Mae - Limited to 95/105%	Freddie Mac – Standard MH - Limited to 95/95%	
3% Down Payment	Borrower's Funds, Gift, KHC DAP, or Welcome Home Funds		
Borrower Contribution	None		
Maximum Seller Contributions	3% for CLTV > 90% and 6% for CLTV < or = 90%		
Other Properties	Cannot own more than one other real estate property at time of closing		
Subordinate Financing <small>***if property is a KHC REO, KHC DAP cannot be used***</small>	Community Seconds per Fannie Mae Guidelines, KHC DAP applicable. Special Feature Code 118 Community Seconds	Affordable Seconds per Freddie Mac Guidelines, KHC DAP applicable.	
Home Buyer Education	Follow AUS Findings		
Income Limit	80% Area Median Income Follow AUS Findings	Secondary Market Income Limits	Secondary Market Income Limits
Mortgage Insurance KHC will order ALL MI for TPO Lenders LTV	Charter Coverage MI Applies to borrowers with qualifying income ≤ 80% AMI *Applies to HFA Preferred & Freddie HFA Advantage		Standard Coverage MI Applies to borrowers with qualifying income >80% AMI *Applies to HFA Preferred Plus 80 & Freddie HFA Advantage
97% - 95.01%	18%	35%	
95% - 90.01%	16%	30%	
90% - 85.01%	12%	25%	
85% - 80.01%	6%	12%	
MI Companies	Arch MI, Essent, Enact, MGIC, National MI, & Radian		
Borrower must meet KHC, Agency, and MI Company guidelines.			

Mortgage Revenue Bond (MRB) First Mortgage Products

Eligibility: Must be a first-time home buyer, **unless** purchasing a single-family dwelling in a **targeted** area. **Purchase price can be no more than \$510,939.** Gross annual **household income** must be within applicable limits in effect. All non-borrowing occupants aged 18 or older taking title must disclose income and complete Non- Borrowing Occupant Form.

KHC's MRB Government Loan Products

Federal Housing Administration (FHA)

- Minimum **620** credit score.
- Financing to 96.50% of lesser of sales price or appraised value.
- Maximum ratio 50%.

Upfront and Annual Mortgage Insurance Premiums 30-Year Loan Term

LTV less than or equal to 95%	1.75% UFMIP .50 Annual
LTV greater than 95%	1.75% UFMIP .55 Annual

Rural Housing Services (RHS)

- Minimum **620** credit score.
- Financing to 100% of the appraised value, plus guarantee fee of 1.00%/0.35% annual fee.
- Maximum ratio 50%.

Veteran's Administration (VA)

- Minimum **620** credit score.
- Financing to 100% of the lesser of the appraised value or sale price plus funding fee.
- Maximum ratio 50%.
- No monthly mortgage insurance.

Regular Down Payment Assistance Programs (DAP)

Only home buyers obtaining a Kentucky Housing Corporation first mortgage are eligible for DAP funds.
Interest Rate with DAP applicable.

Eligible KHC Mortgages	FHA, RHS, VA, HFA Preferred, HFA Preferred Plus 80, & Freddie HFA Advantage
Income Eligibility	Secondary Market or Mortgage Revenue Bond
Property Eligibility	New and Existing Properties
Borrower Eligibility	First-time and Repeat Home Buyers
Amount	Up to \$10,000 Minimum of \$1,000 Not required to be at maximum LTV first mortgage amount
Terms	3.75% amortized over 10 years
Purchase Price Limit	\$510,939
AUS	Enter as Subordinate Financing
Home Buyer Education	Not Required
Ratios	Borrower must qualify with additional monthly payment. With AUS approval, can go up to 50% with all loans.
Required Repairs	Buyer or seller must use OWN funds to pay for repairs
DAP Disclosures	Loan Estimate and Closing Disclosure Available in KHC's Loan Reservation System-- \$50 Document Preparation Fee to closing agent and \$80 Recording Fee

**KENTUCKY HOUSING CORPORATION
2024 SECONDARY MARKET
GROSS ANNUAL APPLICANT'S INCOME LIMITATIONS
Effective May 20, 2024**

Secondary Market Purchase Price Limit -- \$510,939

County	Applicant(s) Income Limit	County	Applicant(s) Income Limits
Anderson	153,125	Kenton	183,400
Boone	183,400	Lyon	143,150
Bourbon	166,600	Madison	147,000
Bracken	183,400	Marshall	143,850
Bullitt	168,700	McCracken	144,900
Campbell	183,400	McClean	144,550
Clark	166,600	Meade	156,100
Daviess	144,550	Mercer	146,475
Edmonson	149,450	Nelson	150,850
Fayette	166,600	Oldham	168,700
Franklin	147,525	Pendleton	183,400
Gallatin	183,400	Scott	166,600
Hancock	144,550	Shelby	175,875
Henderson	145,250	Spencer	168,700
Henry	168,700	Warren	149,450
Jefferson	168,700	Washington	145,250
Jessamine	166,600	Woodford	166,600

Applicant's Income Limit for all other counties not listed above: \$141,400

KENTUCKY HOUSING CORPORATION
MRB GROSS ANNUAL HOUSEHOLD INCOME LIMITS
 Effective May 20, 2024

The income limitations listed below are imposed by federal law.
 Failure to comply with them may create adverse consequences for Kentucky Housing Corporation and its bondholders.

Funding Source: MRB (Purchase Price Limit – \$510,939)

County	1-2 Person	3+ Person	County	1-2 Person	3+ Person	County	1-2 Person	3+ Person
Adair**	80,800	92,920	Grant	87,480	102,060	McLean	92,325	106,174
Allen	86,160	100,520	Graves	84,720	98,840	Meade	91,005	104,656
Anderson	91,345	105,047	Grayson	80,800	92,920	Menifee	96,960	113,120
Ballard	88,440	103,180	Green**	80,800	92,920	Mercer	92,105	105,921
Barren**	80,800	92,920	Greenup**	85,560	99,820	Metcalfe	96,960	113,120
Bath	96,960	113,120	Hancock	92,325	106,174	Monroe**	80,800	92,920
Bell	96,960	113,120	Hardin	93,245	107,232	Montgomery	85,920	100,240
Boone**	104,800	120,520	Harlan	96,960	113,120	Morgan	96,960	113,120
Bourbon	95,200	109,480	Harrison	93,120	107,324	Muhlenberg	86,400	100,800
Boyd**	85,560	99,820	Hart**	80,800	92,920	Nelson	91,605	105,346
Boyle	88,800	103,600	Henderson**	92,245	106,082	Nicholas	83,760	97,720
Bracken	104,800	120,520	Henry	96,400	110,860	Ohio	80,800	92,920
Breathitt	96,960	113,120	Hickman	87,480	102,060	Oldham	96,400	110,860
Breckinridge	84,360	98,420	Hopkins**	82,800	96,600	Owen	86,400	100,800
Bullitt	96,400	110,860	Jackson	96,960	113,120	Owsley	96,960	113,120
Butler	80,800	93,940	Jefferson**	96,400	110,860	Pendleton	104,800	120,520
Caldwell	80,800	93,660	Jessamine	95,200	109,480	Perry	96,960	113,120
Calloway**	90,720	105,840	Johnson	96,960	113,120	Pike	96,960	113,120
Campbell**	104,800	120,520	Kenton**	104,800	120,520	Powell	96,960	113,120
Carlisle	84,360	98,420	Knott	96,960	113,120	Pulaski**	80,800	92,920
Carroll	80,800	92,920	Knox	96,960	113,120	Robertson	96,960	113,120
Carter	96,960	113,120	Larue	93,245	107,232	Rockcastle	96,960	113,120
Casey	96,960	113,120	Laurel**	80,800	92,920	Rowan	96,960	113,120
Christian**	92,785	106,703	Lawrence	96,960	113,120	Russell	81,840	95,480
Clark**	95,200	109,480	Lee	96,960	113,120	Scott**	95,200	109,480
Clay	96,960	113,120	Leslie	96,960	113,120	Shelby	100,500	115,575
Clinton	96,960	113,120	Letcher	96,960	113,120	Simpson	87,000	101,500
Crittenden	92,040	107,380	Lewis	96,960	113,120	Spencer	96,400	110,860
Cumberland**	80,800	92,920	Lincoln**	80,800	92,920	Taylor	84,720	98,840
Daviess**	92,325	106,174	Livingston	86,040	100,380	Todd	84,720	98,840
Edmonson	91,765	105,530	Logan	88,800	103,600	Trigg	92,785	106,703
Elliott	96,960	113,120	Lyon	92,485	106,358	Trimble	93,005	106,956
Estill	96,960	113,120	Madison**	92,045	105,852	Union	84,360	98,420
Fayette**	95,200	109,480	Magoffin	96,960	113,120	Warren**	91,765	105,530
Fleming**	80,800	92,920	Marion	85,680	99,960	Washington	92,245	106,082
Floyd	96,960	113,120	Marshall	92,405	106,266	Wayne	96,960	113,120
Franklin	91,985	105,783	Martin	96,960	113,120	Webster	81,240	94,780
Fulton**	80,800	92,920	Mason**	82,560	96,320	Whitley	96,960	113,120
Gallatin	104,800	120,520	McCracken**	92,285	106,128	Wolfe	96,960	113,120
Garrard**	87,120	101,640	McCreary	96,960	113,120	Woodford	95,200	109,480

Counties in Green are Targeted
**** Counties with Targeted Census Tracts**
See Targeted Census Tract Income Limits

**KENTUCKY HOUSING CORPORATION
MRB GROSS ANNUAL HOUSEHOLD INCOME LIMITS
Effective May 20, 2024**

The income limitations listed below are imposed by federal law.
Failure to comply with them may create adverse consequences for Kentucky Housing Corporation and its bondholders

Funding Source: MRB (Purchase Price Limit – \$510,939)

County	Census Tracts	1-2 Persons	3+ Persons
Adair	9703.00	96,960	113,120
Barren	9504.01, 9506.01	96,960	113,120
Boone	0703.01	125,760	146,720
Boyd	0302.00, 0303.00, 0308.00	96,960	113,120
Calloway	0103.03, 0104.00	96,960	113,120
Campbell	0501.00, 0506.00	125,760	146,720
Christian	2002.00, 2003.00, 2008.00, 2015.02	96,960	113,120
Clark	0201.06, 0202.01	114,240	133,280
Cumberland	9502.00	96,960	113,120
Daviess	0003.00	99,120	115,640
Fayette	0004.00, 0018.00, 0019.00, 0020.01	114,240	133,280
Fleming	9201.00, 9204.00	96,960	113,120
Fulton	9601.00	96,960	113,120
Garrard	9703.00	96,960	113,120
Green	9302.00, 9303.00	96,960	113,120
Greenup	0406.00	96,960	113,120
Hart	9703.02, 9704.00	96,960	113,120
Henderson	0203.00	99,600	116,200
Hopkins	9704.00, 9706.00	96,960	113,120
Jefferson	0002.01, 0004.00, 0006.00, 0009.00, 0014.00, 0018.00, 0023.00, 0024.01, 0027.00, 0030.00, 0035.02, 0038.00, 0041.00, 0043.01, 0043.02, 0050.00, 0059.01, 0059.02, 0065.00, 0110.07, 0127.01	115,680	134,960
Kenton	0651.00, 0671.00	125,760	146,720
Laurel	9701.00, 9702.01, 9702.02, 9703.00, 9705.00, 9709.00, 9710.01, 9710.03	96,960	113,120
Lincoln	9201.03, 9203.01, 9204.00	96,960	113,120
Madison	0102.02, 0103.02, 0103.03, 0104.00, 0105.00, 0112.01, 0112.02, 0113.01,	100,800	117,600
Mason	9602.02	96,960	113,120
McCracken	0301.00, 0302.00	99,360	115,920
Monroe	9302.00, 9304.00	96,960	113,120
Pulaski	9301.01, 9302.02, 9303.01, 9303.02, 9304.01, 9306.00, 9308.01, 9308.02, 9311.01, 9311.04,	96,960	113,120
Scott	0401.01	114,240	133,280
Warren	0102.00, 0103.00, 0108.04	102,480	119,560

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2024 GROSS ANNUAL APPLICANT'S INCOME LIMITS Effective May 20, 2024

Secondary Market Purchase Price Limit -- \$510,939

County	Income Limits	County	Income Limits
Allen	66,000	Larue	63,200
Anderson	70,880	Laurel	52,880
Ballard	63,920	Lawrence	47,840
Boone	82,960	Livingston	57,360
Bourbon	76,160	Logan	60,240
Boyd	59,440	Lyon	68,000
Boyle	60,400	Madison	67,440
Bracken	82,960	Marion	57,120
Breckinridge	54,960	Marshall	65,760
Bullitt	76,720	Mason	55,040
Butler	66,000	McCracken	78,080
Calloway	63,200	McLean	66,080
Campbell	82,960	Meade	63,200
Carlisle	56,240	Mercer	66,960
Carter	59,440	Montgomery	57,680
Christian	68,000	Muhlenberg	58,720
Clark	76,160	Nelson	68,960
Crittenden	63,920	Nicholas	55,840
Daviess	66,080	Oldham	76,720
Edmonson	66,000	Owen	63,360
Elliott	52,880	Pendleton	82,960
Fayette	76,160	Powell	57,440
Franklin	67,440	Robertson	57,440
Gallatin	82,960	Rowan	56,160
Garrard	58,080	Russell	54,560
Grant	82,960	Scott	76,160
Graves	56,480	Shelby	76,720
Greenup	59,440	Simpson	58,000
Hancock	66,080	Spencer	76,720
Hardin	63,200	Taylor	65,040
Harrison	62,080	Todd	58,560
Henderson	65,120	Trigg	68,000
Henry	76,720	Trimble	63,360
Hickman	66,240	Union	56,240
Hopkins	55,200	Warren	66,000
Jefferson	76,720	Washington	73,120
Jessamine	76,160	Webster	54,160
Kenton	82,960	Woodford	76,160

Applicant's Income Limit for all other counties not listed above: \$52,480

ABOUT KHC

KHC is Kentucky's state housing finance agency. Created by the General Assembly in 1972, KHC provides affordable housing opportunities for low- and moderate-income Kentuckians.

In our role as a mortgage investor, KHC conducts business through a statewide network of approved lenders. As the investor, KHC must also have its loans guaranteed or insured, either through a government agency (FHA, VA, or RHS) or with private mortgage insurance for Conventional. For more information about KHC, visit our website at www.kyhousing.org.

KHC ELIGIBILITY AND CREDIT STANDARDS OVERVIEW

(Not intended to be an all-inclusive list.)

Home Buyer Eligibility

- KHC can help both first time and repeat home buyers statewide.
- Must be a U.S. citizen or legal status to be in U.S.
- Applicant's income **ONLY** through Secondary Market.
- Property must be the borrower's principal residence.
- Borrower cannot own any other residential property at time closing for all loans with MRB Funding.
- Any Borrower that meets both the income and purchase price limit can have access to Down Payment Assistance.

Kentucky Housing Credit Standards

- 620 minimum credit score required for FHA, VA, & RHS.
- 660 minimum credit score required for Conventional.
- Debt ratio: 50%
- Collections in most cases do not need to be paid-off in full.
- Bankruptcies and foreclosures must be discharged two to seven years.
- Non-taxable income can be grossed-up.

Property Eligibility

- Both new and existing property.
- Both new & existing Manufactured Housing.
- With RHS only new construction Manufactured housing is allowed.
- Purchase price limit of **\$510,939** for Secondary Market, and MRB Loans.
- Full appraisal required on all KHC loans.
- With Existing Property, VA is the only loan product that requires a termite inspection.
- A termite soil treatment certificate is required on ALL new construction properties except on conventional loans.

KHC'S WEBSITE

KHC has developed a website useful to Real Estate Agents and Homeownership Counseling Partners. It provides you with the information you need to assist your buyers in obtaining KHC financing. Go to www.kyhousing.org to view a list of participating lenders statewide that are approved to provide our financing programs. You'll also find information about continuing education credit courses. Become a KHC Certified Agent.

Subscribe for e-Grams to receive updates on KHC's programs!

WHY CHOOSE KHC?

KHC loans offer benefits for both **you** and your **buyer**:

- Programs available for first-time and repeat home buyers statewide.
- Increased income and purchase price guidelines mean more purchasing power for your buyer and potentially higher commissions for **you**.
- Downpayment and closing costs assistance programs for qualified buyers.
- Conventional, FHA, RHS, and VA loan programs with competitive interest rates.
- Available home buyer education and counseling programs.
- KHC loans are serviced in Kentucky – we never sell our loans!
- Available online bill payment and account maintenance for borrowers.
- Real Estate Agent email registry allows you to stay up-to-the-minute on additional funding and program changes.

Kentucky Housing Corporation Mortgage Loans – The Home Loan You Can Trust

Visit our website at www.kyhousing.org or call toll-free in Kentucky at 800-633-8896 or 502-564-7630, extension 291, or TTY 711.