September 1, 2026

Real Estate Agents and Homeownership Counseling Partners

Kentucky Housing Corporation

Investing in quality housing solutions.

KHC Program Guide
Real Estate Agents and
Homeownership Counseling Partners
September 1, 2026

New Income Limits

KHC announced the implementation of new income limits for Secondary Market Products (SMP) and Mortgage Revenue Bond (MRB) loans effective September 1, 2026.

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 $566,354.** Applicants' 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 (with or without ADU), or approved condominiums		
Duplexes/ Manufactured Housing	Limited to 95/105%		
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 ***if property is a KHC REO, KHC DAP cannot be used***	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 $566,354**. 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 $12,500** **Minimum of $1,000** Not required to be at maximum LTV first mortgage amount
Terms	**4.75%** amortized over **15 years**
Purchase Price Limit	**$566,354**
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

Shared Appreciation Mortgage (SAM) Program

Only first-time home buyers obtaining a Kentucky Housing Corporation conventional first mortgage are eligible for SAM funds.

Term	• 30 Year Loan Term
Payment	• Deferred payment, due at maturity, zero interest
Amount	• Up to 25% of the original purchase price
Eligible First Mortgages	• HFA Preferred • HFA Advantage
Eligible Purpose	• Purchase of primary residence
Borrower Eligibility	• First Time Homebuyer
Purchase Price Limit	• **$566,354**
Income Limits	• 80% Area Median Income Limit
Maximum Ratios	• 50% with AUS approval
LTV/CLTV	• 97%/105% • 95%/105% for Manufactured Homes
Property Condition	• Newly constructed properties in Kentucky
Property Type	• Single-family dwelling • Single-family dwelling with one accessory dwelling unit • Manufactured home on a permanent foundation and converted to real property • Owner-occupied duplex • Condominiums
Homebuyer Education	• Kentucky Housing's SAM Homebuyer Education Program prior to closing
Fees	• $500 SAM Fee to the lender • $80 Mortgage recording fee • $35 Homebuyer Education Fee
Repayment	• Original principal balance • A portion of the future appreciation proportional to the amount of the original loan provided
Repayment Triggers	• Sale of property • Payoff of first mortgage loan • Payoff of the subordinate loan principal balance • Cash out refinance of the first mortgage • Rate/term refinance resulting in transfer of servicing from KHC • First mortgage loan becoming due and payable for any reason, including but not limited to acceleration by the holder of the first mortgage loan or the filing and recording of a foreclosure complaint

KENTUCKY HOUSING CORPORATION
SECONDARY MARKET
GROSS ANNUAL APPLICANT'S INCOME LIMITATIONS
Effective September 1, 2026

Secondary Market Purchase Price Limit -- $566,354
Effective May 18, 2026

County	Applicant(s) Income Limit	County	Applicant(s) Income Limits
Anderson	168,525	Jefferson	173,250
Ballard	154,875	Jessamine	178,675
Boone	192,325	Kenton	192,325
Bourbon	178,675	Larue	154,350
Bracken	192,325	Lyon	160,475
Bullitt	173,250	McCracken	173,600
Campbell	192,325	Mclean	161,175
Christian	164,150	Meade	159,425
Clark	178,675	Mercer	158,900
Daviess	161,175	Oldham	173,250
Fayette	178,675	Pendleton	192,325
Franklin	161,175	Scott	178,675
Gallatin	192,325	Shelby	183,575
Hardin	154,350	Spencer	173,250
Harrison	157,500	Trigg	164,150
Henry	173,250	Woodford	178,675

Applicants' Income Limit for all other counties not listed above: $152,775

KENTUCKY HOUSING CORPORATION
MRB GROSS ANNUAL HOUSEHOLD INCOME LIMITS
Effective September 1, 2026

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 – $566,354 effective May 18, 2026)

County	1-2 Person	3+ Person
Adair**	87,300	100,660
Allen	96,960	113,120
Anderson	102,074	117,386
Ballard	103,634	119,180
Barren**	87,300	100,660
Bath	**104,760**	**122,220**
Bell	**104,760**	**122,220**
Boone**	109,900	126,385
Bourbon	102,100	117,415
Boyd**	99,960	116,620
Boyle	96,840	112,980
Bracken	109,900	126,385
Breathitt	**104,760**	**122,220**
Breckinridge	88,920	103,740
Bullitt	101,534	116,765
Butler	90,240	105,280
Caldwell	91,200	106,400
Calloway**	98,760	115,220
Campbell**	109,900	126,385
Carlisle	95,400	111,300
Carroll	94,440	110,180
Carter	**104,760**	**122,220**
Casey	**104,760**	**122,220**
Christian**	102,574	117,961
Clark**	102,100	117,415
Clay	**104,760**	**122,220**
Clinton	**104,760**	**122,220**
Crittenden	93,840	109,480
Cumberland	**104,760**	**122,220**
Daviess**	102,914	118,352
Edmonson	97,680	113,960
Elliott	**104,760**	**122,220**
Estill	**104,760**	**122,220**
Fayette**	102,100	117,415
Fleming	**104,760**	**122,220**
Floyd	**104,760**	**122,220**
Franklin	102,914	118,352
Fulton**	87,300	100,660
Gallatin	109,900	126,385
Garrard**	91,080	106,260
Grant	103,934	119,525
Graves	87,300	100,660
Grayson	87,300	101,500
Green	**104,760**	**122,220**
Greenup**	99,960	116,620
Hancock	97,080	113,260
Hardin	103,694	119,249
Harlan	**104,760**	**122,220**
Harrison	103,334	118,835
Hart**	87,300	100,660
Henderson**	95,640	111,580
Henry	101,534	116,765
Hickman	103,914	119,502
Hopkins**	89,520	104,440
Jackson	**104,760**	**122,220**
Jefferson**	101,534	116,765
Jessamine	102,100	117,415
Johnson	**104,760**	**122,220**
Kenton**	109,900	126,385
Knott	**104,760**	**122,220**
Knox	**104,760**	**122,220**
Larue	103,694	119,249
Laurel	**104,760**	**122,220**
Lawrence	**104,760**	**122,220**
Lee	**104,760**	**122,220**
Leslie	**104,760**	**122,220**
Letcher	**104,760**	**122,220**
Lewis	**104,760**	**122,220**
Lincoln**	87,300	100,660
Livingston	97,680	113,960
Logan	94,320	110,040
Lyon	102,994	118,444
Madison**	102,960	119,801
Magoffin	**104,760**	**122,220**
Marion	91,920	107,240
Marshall	102,720	119,840
Martin	**104,760**	**122,220**
Mason**	87,300	100,660
McCracken**	101,494	116,719
McCreary	**104,760**	**122,220**
McLean	102,914	118,352
Meade	103,114	118,582
Menifee	**104,760**	**122,220**
Mercer	103,174	118,651
Metcalfe	**104,760**	**122,220**
Monroe	**104,760**	**122,220**
Montgomery**	91,440	106,680
Morgan	**104,760**	**122,220**
Muhlenberg	87,300	101,500
Nelson	103,894	119,479
Nicholas	91,800	107,100
Ohio**	87,300	100,660
Oldham	101,534	116,765
Owen	99,480	116,060
Owsley	**104,760**	**122,220**
Pendleton	109,900	126,385
Perry	**104,760**	**122,220**
Pike	**104,760**	**122,220**
Powell	**104,760**	**122,220**
Pulaski**	90,360	105,420
Robertson	**104,760**	**122,220**
Rockcastle	**104,760**	**122,220**
Rowan	**104,760**	**122,220**
Russell**	87,300	100,660
Scott**	102,100	117,415
Shelby	104,900	120,635
Simpson	94,200	109,900
Spencer	101,534	116,765
Taylor	101,760	118,720
Todd	91,320	106,540
Trigg	102,574	117,961
Trimble	103,680	119,663
Union	91,920	107,240
Warren**	97,680	113,960
Washington	101,520	118,440
Wayne	**104,760**	**122,220**
Webster	87,720	102,340
Whitley	**104,760**	**122,220**
Wolfe	**104,760**	**122,220**
Woodford	102,100	117,415

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 September 1, 2026

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 – $566,354 effective May 18, 2026)

County	Census Tracts	1-2 Persons	3+ Persons
Adair	9701.00, 9703.00, 9705.00, 9706.00	104,760	122,220
Barren	9504.01, 9506.01	104,760	122,220
Boone	0703.01	131,880	153,860
Boyd	0302.00, 0304.00, 0308.00	104,760	122,220
Calloway	0103.03, 0104.00	104,760	122,220
Campbell	0501.00, 0506.00	131,880	153,860
Christian	2002.00, 2003.00, 2008.00, 2015.02	112,560	131,320
Clark	0202.01, 0202.02	122,520	142,940
Daviess	0003.00	110,520	128,940
Fayette	0004.00, 0018.00, 0019.00, 0020.01	122,520	142,940
Fulton	9601.00	104,760	122,220
Garrard	9703.00, 9704.00	104,760	122,220
Greenup	0407.00	104,760	122,220
Hart	9702.00, 9704.00	104,760	122,220
Henderson	0203.00	104,760	122,220
Hopkins	9704.00, 9706.00	104,760	122,220
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	118,800	138,600
Kenton	0651.00, 0671.00	131,880	153,860
Lincoln	9201.03, 9203.02, 9204.00	104,760	122,220
Madison	0102.02, 0102.02, 0105.00, 0109.03, 0112.01,0114.02	104,760	122,220
Mason	9602.00	104,760	122,220
McCracken	0301.00, 0302.00	119,040	138,880
Montgomery	9204.00	104,760	122,220
Ohio	9205.02	104,760	122,220
Pulaski	9301.01, 9303.01, 9304.03, 9305.06, 9306.00, 9308.01, 9308.02, 9309.00, 9310.00, 9311.03, 9311.04	104,760	122,220
Russell	9601.01, 9601.02, 9602.00, 9603.00, 9604.00	104,760	122,220
Scott	0401.01	122,520	142,940
Warren	0102.00, 0103.00, 0108.04	104,760	122,220

80% AMI INCOME CHART

GROSS ANNUAL APPLICANT'S INCOME LIMITS
Effective June 13, 2026

Secondary Market Purchase Price Limit -- $566,354
Effective May 18, 2026

County	Income Limits	County	Income Limits
Allen	$64,880	Jessamine	$81,680
Anderson	$77,040	Kenton	$87,200
Ballard	$78,800	Larue	$73,680
Bath	$58,320	Laurel	$58,000
Boone	$87,200	Lawrence	$68,160
Bourbon	$81,680	Livingston	$78,800
Boyd	$68,160	Logan	$62,880
Boyle	$64,560	Lyon	$73,360
Bracken	$87,200	Madison	$68,640
Breckinridge	$59,280	Marion	$61,280
Bullitt	$79,120	Marshall	$68,480
Butler	$64,880	McCracken	$78,800
Caldwell	$60,800	Mclean	$73,680
Calloway	$65,840	Meade	$79,120
Campbell	$87,200	Mercer	$72,640
Carlisle	$78,800	Montgomery	$60,960
Carroll	$63,440	Muhlenberg	$58,000
Carter	$68,160	Nelson	$79,120
Christian	$74,640	Nicholas	$61,200
Clark	$81,680	Oldham	$79,120
Crittenden	$60,640	Owen	$66,320
Daviess	$73,680	Pendleton	$87,200
Edmonson	$64,880	Pulaski	$60,240
Fayette	$81,680	Rowan	$60,560
Franklin	$73,680	Scott	$81,680
Gallatin	$87,200	Shelby	$79,120
Garrard	$60,720	Simpson	$62,800
Grant	$87,200	Spencer	$79,120
Grayson	$58,000	Taylor	$68,720
Greenup	$68,160	Todd	$60,880
Hancock	$64,320	Trigg	$74,640
Hardin	$73,680	Trimble	$69,120
Harrison	$72,000	Union	$61,280
Henderson	$63,760	Warren	$64,880
Henry	$79,120	Washington	$66,800
Hickman	$69,680	Webster	$58,480
Hopkins	$59,680	Woodford	$81,680
Jefferson	$79,120		

Applicant's Income Limit for all other counties not listed above: $57,520

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.
- Applicants' 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 for two to seven years.
- Non-taxable income can be grossed up.

Property Eligibility

- Both new and existing one-unit properties with or without ADUs.
- Both new & existing owner-occupied duplexes for Secondary Market.
- Owner-occupied duplexes that are at least 5 years old or in a targeted area for MRB.
- Both new & existing Manufactured Housing.
- Purchase price limit of **$566,354** 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.