June 13, 2026

Real Estate Agents and Homeownership Counseling Partners

KHC Kentucky Housing Corporation

Investing in quality housing solutions.

KHC Program Guide
Real Estate Agents and
Homeownership Counseling Partners
June 13, 2026

<u>Purchase Price Limits Increased for Secondary Market and Mortgage Revenue Bond</u>

KHC has aligned the 80% AMI Income Limits with Fannie Mae and Freddie Mac as of June 13, 2026.

Secondary Market First Mortgage Products

<u>Eligibility</u>: 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

<u>Eligibility</u>: 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

KENTUCKY HOUSING CORPORATION
SECONDARY MARKET
GROSS ANNUAL APPLICANT'S INCOME LIMITATIONS
Effective June 23, 2025

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

County	Applicant(s) Income Limit	County	Applicant(s) Income Limits
Anderson	162,400	Kenton	195,650
Boone	195,650	Lyon	156,275
Bourbon	179,200	Madison	154,700
Bracken	195,650	McCracken	157,850
Bullitt	169,050	Mclean	150,850
Campbell	195,650	Meade	151,900
Christian	153,475	Mercer	159,075
Clark	179,200	Nelson	153,125
Daviess	150,850	Oldham	169,050
Fayette	179,200	Pendleton	195,650
Franklin	161,000	Scott	179,200
Gallatin	195,650	Shelby	185,150
Hancock	148,925	Spencer	169,050
Harrison	148,225	Trigg	153,475
Henry	169,050	Washington	155,750
Jefferson	169,050	Woodford	179,200
Jessamine	179,200		

Applicants' Income Limit for all other counties not listed above: $147,350

KENTUCKY HOUSING CORPORATION
MRB GROSS ANNUAL HOUSEHOLD INCOME LIMITS
Effective June 23, 2025

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	County	1-2 Person	3+ Person	County	1-2 Person	3+ Person
Adair**	85,080	99,260	Grant	95,520	111,440	McLean	99,294	114,188
Allen	94,080	109,760	Graves	85,080	99,260	Meade	99,174	114,050
Anderson	97,974	112,670	Grayson	85,080	99,260	Menifee	101,040	117,880
Ballard	96,600	112,700	Green**	85,080	99,260	Mercer	98,354	113,107
Barren**	85,080	99,260	Greenup**	93,360	108,920	Metcalfe	101,040	117,880
Bath	101,040	117,880	Hancock	99,514	114,441	Monroe**	85,080	99,260
Bell	101,040	117,880	Hardin	96,240	112,280	Montgomery**	93,840	109,480
Boone**	111,800	128,570	Harlan	101,040	117,880	Morgan	101,040	117,880
Bourbon	102,400	117,760	Harrison	99,594	114,533	Muhlenberg	90,960	106,120
Boyd**	93,360	108,920	Hart**	85,080	99,260	Nelson	99,034	113,889
Boyle	96,960	113,120	Henderson**	97,080	113,260	Nicholas	88,320	103,040
Bracken	111,800	128,570	Henry	97,214	111,796	Ohio**	85,080	99,260
Breathitt	101,040	117,800	Hickman	95,520	111,440	Oldham	97,214	111,796
Breckinridge	91,800	107,100	Hopkins**	90,120	105,140	Owen	94,320	110,040
Bullitt	97,214	111,796	Jackson	101,040	117,880	Owsley	101,040	117,880
Butler	87,000	101,500	Jefferson**	97,214	111,796	Pendleton	111,800	128,570
Caldwell	87,600	102,200	Jessamine	102,400	117,760	Perry	101,040	117,880
Calloway**	99,000	115,039	Johnson	101,040	117,880	Pike	101,040	117,880
Campbell**	111,800	128,570	Kenton**	111,800	128,570	Powell	101,040	117,880
Carlisle	92,040	107,380	Knott	101,040	117,880	Pulaski**	85,920	100,240
Carroll	85,920	100,240	Knox	101,040	117,880	Robertson	101,040	117,880
Carter	101,040	117,880	Larue	96,240	112,280	Rockcastle	101,040	117,880
Casey	101,040	117,880	Laurel**	86,640	101,080	Rowan	101,040	117,880
Christian**	98,994	113,843	Lawrence	101,040	117,880	Russell**	86,760	101,220
Clark**	102,400	117,760	Lee	101,040	117,880	Scott**	102,400	117,760
Clay	101,040	117,880	Leslie	101,040	117,880	Shelby	105,800	121,670
Clinton	101,040	117,880	Letcher	101,040	117,880	Simpson	93,120	108,640
Crittenden	98,760	115,085	Lewis	101,040	117,880	Spencer	97,214	111,796
Cumberland	101,040	117,880	Lincoln**	85,080	99,260	Taylor	92,520	107,940
Daviess**	99,294	114,188	Livingston	88,560	103,320	Todd	92,280	107,660
Edmonson	99,480	114,947	Logan	96,960	113,120	Trigg	98,994	113,843
Elliott	101,040	117,880	Lyon	98,674	113,475	Trimble	99,120	115,016
Estill	101,040	117,880	Madison**	98,854	113,682	Union	91,800	107,100
Fayette**	102,400	117,760	Magoffin	101,040	117,880	Warren**	99,480	114,947
Fleming	101,040	117,880	Marion	88,680	103,460	Washington	98,734	113,544
Floyd	101,040	117,880	Marshall	99,694	114,648	Wayne	101,040	117,880
Franklin	98,134	112,854	Martin	101,040	117,880	Webster	86,160	100,520
Fulton**	85,080	99,260	Mason**	85,920	100,240	Whitley	101,040	117,880
Gallatin	111,800	128,570	McCracken**	98,494	113,268	Wolfe	101,040	117,880
Garrard**	91,440	106,680	McCreary	101,040	117,880	Woodford	102,400	117,760

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 June 23, 2025

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, 9706.00	101,040	117,880
Barren	9504.01, 9506.01	101,040	117,880
Boone	0703.01	134,160	156,520
Boyd	0302.00, 0308.00, 0313.00	101,040	117,880
Calloway	0103.03, 0104.00	101,040	117,880
Campbell	0501.00, 0506.00	134,160	156,520
Christian	2002.00, 2003.00, 2008.00, 2015.02	105,240	122,780
Clark	0202.01	122,880	143,360
Daviess	0003.00	103,440	120,680
Fayette	0004.00, 0018.00, 0019.00, 0020.01	122,880	143,360
Fulton	9601.00	101,040	117,880
Garrard	9703.00, 9704.00	101,040	117,880
Green	9301.00, 9303.00	101,040	117,880
Greenup	0404.00	101,040	117,880
Hart	9702.00, 9703.02, 9704.00	101,040	117,880
Henderson	0203.00	101,040	117,880
Hopkins	9704.00, 9706.00	101,040	117,880
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	115,920	135,240
Kenton	0651.00, 0671.00	134,160	156,520
Laurel	9701.00, 9702.01, 9702.02, 9705.00, 9710.01, 9710.03	101,040	117,880
Lincoln	9201.03, 9203.01, 9203.02, 9204.00	101,040	117,880
Madison	0102.02, 0105.00, 0109.03, 0112.01	106,080	123,760
Mason	9602.00	101,040	117,880
McCracken	0301.00, 0302.00	108,240	126,280
Monroe	9302.00, 9304.00	101,040	117,880
Montgomery	9202.02	101,040	117,880
Ohio	9205.02	101,040	117,880
Pulaski	9301.01, 9303.01, 9304.01, 9304.03, 9305.05, 9305.06, 9306.00, 9308.02, 9310.00, 9311.01, 9311.04	101,040	117,880
Russell	9601.01, 9602.00	101,040	117,880
Scott	0401.01	122,880	143,360
Warren	0102.00, 0103.00, 0108.04	101,040	117,880

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.