



Product Rules

Housing Stability Enhanced DPA

OHFA Homebuyer Down Payment Assistance Loan Program provides first mortgage financing and down payment assistance to eligible mortgagors. OHFA's mission is to provide housing opportunities for moderate income individuals and families within the State of Oklahoma.

This **Housing Stability Enhanced DPA** rules notice is provided to each Lender known by Oklahoma Housing Finance Agency (OHFA) that is doing business with originating offices in the State of Oklahoma. Lenders have the necessary qualifications to participate with OHFA and have been approved by OHFA Homebuyer Down Payment Assistance Loan Program. This product guide is not a substitute for the First Mortgage guidelines per Federal Housing Administration (FHA), Veterans Affairs (VA), Rural Development (RD), HUD/Office of Native American Programs (ONAP) or Freddie Mac HFA Advantage.

ISSUER AND REVIEW AGENT:	
Oklahoma Housing Finance Agency 100 NW 63 rd Street Oklahoma City, Oklahoma 73116 405-419-8207 or 1-800-256-1489 Ext 8207	OHFA is an instrumentality of government EIN Number: 73-0999618 Oklahoma Housing Finance Agency is exempt from Qualified Mortgage (QM) and Ability to Repay (ATR)
Valenthia Doolin	
Director of Homeownership valenthia.doolin@ohfa.org 405-419-8156	WEBSITE AND LINKS: www.ohfa.org/Lenders ohfaratelock@ohfa.org – Loan Notifications email ohfaratelock@ohfa.org – Loan Questions email

HOUSING STABILITY ENHANCED DPA REQUIREMENTS

- MUST BE ADDED AS AN ENHANCEMENT TO AN OHFA LOAN PRODUCT WITH 3.5% DPA AND IS SUBJECT TO ALL LOAN PRODUCT GUIDE REQUIREMENTS FOR INCOME ELIGIBILITY, MINIMUM CREDIT SCORES, PURCHASE PRICE LIMITS, HOUSING PAYMENT RATIO, TOTAL DEBT RATIO AND RESERVE REQUIREMENTS.
- SUBJECT TO REPAYMENT OF PRO-RATED BALANCE IF BORROWERS LEAVE RESIDENCE AS THEIR PRIMARY RESIDENCE IN LESS THAN 36 MONTHS AFTER LOAN CLOSING.
 - The total balance of the Down Payment and/or Closing Cost Assistance received is pro-rated by 1/36 for each month the borrower remains in the property as their primary residence and is 100% forgiven after a 3-year affordability period. Borrowers who leave the property as their primary residence less than 36 months from the date of loan closing will be responsible for repaying the prorated balance of the total amount granted at closing to the Oklahoma Housing Finance Agency.
- ELIGIBLE HOMEBUYERS:
 - Homebuyers who purchase a home built with financing from OHFA Approved AND OHFA Administered state funds including the Oklahoma Housing Trust Fund and the Oklahoma Housing Stability Program.



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HOUSING STABILITY ENHANCED DPA REQUIREMENTS

- Housing Stability DPA must be added as an Enhancement to the OHFA loan Program. It must be added to a 3.5% down payment assistance from either the Gold (Tax Exempt Mortgage Revenue Bond) Loan Program or the Dream Loan Program.
- Housing Stability Enhanced DPA cannot be added to the Dream Zero Loan Program.

DOWN PAYMENT ASSISTANCE AND APPLICATION

- 5.00% Down Payment Assistance
- Zero percent (0%) interest, zero (0) monthly payment, (0) Fees added Deed Restriction filed on the property. Original recorded Deed Restriction to be sent to US Bank.
- Pro-Rated 1/36 DPA repaid to OHFA only if borrower doesn't remain in the property as their primary residence for 36 months from the date of loan closing
- DPA 100% forgiven after borrower resides in the property as their primary residence for 36 months after loan closing
- Application of down payment assistance (DPA) provided in connection with OHFA Gold and/or OHFA Dream loans to be determined after taking into consideration the extent which the seller is obligated to pay any portion of the closing costs as provided in the related real estate sales contract
- Housing Stability Enhanced DPA is funded at closing along with first mortgage and second lien repayable DPA funds by participating lender
- APPLICATION OF DPA:
 - First, towards meeting minimum down payment requirement applicable to the first mortgage loan originated
 - Second, toward "normal and customary" closing costs
 - Third, towards reduction of first mortgage loan principal balance
 - Max allowed for the Down Payment Assistance is 5.00% of the total loan amount (note amount). No portion of the DPA funds can be paid to the borrower unless the borrower is being reimbursed for allowed fees associated with the first mortgage loan. This includes additional gift funds from other sources including family members.
 - Allowed reimbursable fees: earnest money, credit report and appraisal fee
 - A principal reduction of the first mortgage loan will be required if any DPA and/or gift funds from any allowable source(s) are remaining after reimbursement of allowable fees

MORTGAGE PRODUCTS AND PROGRAMS

Housing Stability Enhanced DPA must be applied to an OHFA mortgage Loan Product with 3.5% DPA including:

- Freddie Mac HFA Advantage
- FHA –Fixed Rate Section 203(b) and 234(c)
- VA – Fixed Rate
- USDA – RD – Fixed –Rural Housing Guaranteed Loan
- HUD Section 184 Indian Home Loan Guarantee Program
 - Minimum middle credit score 660
 - Maximum ratios are 31%/43%
 - Refer Eligible/2 months reserves
 - **No** Condo's, Townhomes and Manufactured Housing allowed
 - Follow HUD Section 184 underwriting guidelines



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MORTGAGE PRODUCTS AND PROGRAMS CONTD

- Housing Stability Enhanced DPA and Mortgage Loan REFINANCE:
 - No mortgage loan may replace an existing mortgage loan except for construction period, bridge loans or similar temporary financing having an original term of 24 months or less. Once a mortgagor occupies the home as primary residence then the construction loan is ineligible for refinance.

QUESTIONS

Any additional questions, please contact:

Valenthia Doolin at 405-419-8156 or email valenthia.doolin@ohfa.org or
Kristina Nichols at 405-419-8257 or email at kristina.nichols@ohfa.org