



LHFS Program Suite

Specializing in a diverse array of loan offerings while delivering unparalleled client satisfaction!

Exclusive LHFS Programs

- DAP (Down Payment Assistance)
 - Nationwide:
 - Within ReachTM FHA
 - State Specific:
 - CAFA Platinum Homebuyer Assistance: Louisiana
 - Cook County: Illinois
 - GSFA: California
 - Home In Five: Maricopa County, AZ
 - Hoosier Homes: Indiana
 - Illinois DPA: Illinois
 - SETH MyHome Plus: Texas

Exclusive LHFS Programs

- LINK (40yr Seller Financing Agreement)
- Reverse Mortgages
- Government Loans
- Conventional Loans
- Manufactured Housing
- Jumbo Programs

Within Reach — DPA Program (Nationwide)

Down Payment Assistance with competitive pricing and DTI that can be tiered depending on percentage/program selected.

Within ReachTM FHA

- Both 1st time homebuyers and repeat buyers allowed
- 3.5% Assistance DPA second mortgage amortized over 180 months
- AUS Determines DTI
- 640 Minimum Credit Score

CAFA Platinum Homebuyer Assistance DPA Program (Louisiana)

CAFA Platinum Homebuyer Assistance Program Louisiana: Government and Conventional Loans

- Both 1st time homebuyers and repeat buyers allowed
- 0% to 5% Down Payment and/or Closing Cost Assistance
- Income limits based on Qualifying Income, by County
- AUS Determines DTI
- 620 Minimum Credit Score

The Capital Area Finance Authority (CAFA) a Housing Finance Agency (“HFA”) is a public benefit corporation with authorization to offer homebuyer assistance programs to qualified homebuyers for the purchase of homes throughout the State of Louisiana except for the parishes of Jefferson, New Orleans, and Plaquemines.

Available in Louisiana Only

Revised: 4/30/2025

CAFA Platinum Homebuyer Assistance DPA Program (Louisiana)

- Second mortgage of up to 5% of the final first mortgage loan amount
- Second Loan funds can be used for down payment or closing costs. Second Loan funds cannot be used for discount points. The permanent interest rate reduction option can be funded by any agency allowable source.
- Second loan amount must be rounded down to the nearest dollar
- 10-year term, 0% interest rate, no accrued interest.
 - 10-year term: Second loan repayment obligation for the 10-year option is “forgiven” in equal monthly increments after year 5 and will be 100% forgiven at maturity of note.
- During the second loan term if a borrower were to refinance or sell their home, they will be subject to repayment of the assistance
- Seconds are not eligible for subordination and are not assumable

Available in Louisiana Only

Revised: 4/30/2025

Cook County – DPA Program (Illinois)

Cook County: Government and Conventional Loans

- Both 1st time homebuyers and repeat buyers allowed
- Provides borrower(s) with 5% DAP, not to exceed \$25,000
- Income limits apply, however household income does not apply
- Max DTI 50%
- 620 Minimum Credit Score

The Cook County DPA program offers homebuyer assistance to qualified homebuyers for the purchase of homes throughout Cook County in the state of Illinois.

Cook County – DPA Program (Illinois)

- Non-Targeted Areas have a Program Income Limit; Targeted Areas have no income limit.
 - Borrowers who purchase a home in a Qualified Census Tract (QCT) or in a Disproportionately Impacted Area (DIA) are exempt from the Program Income Limits.
 - <https://www.illinoisworknet.com/WIOA/Pages/QCTDIAMap.aspx>
- Second loan amount must be rounded down to the nearest dollar
- 5-year term, 0%, no accrued interest
 - Second Loan principal is deferred and forgiven pro rata (1/60th per full month) and forgiven in full at the maturity date of the Second Note as long as at least one Borrower remains in the home as his/her primary residence.
- Seconds are not assumable



GSFA Platinum DPA Program (California)

- 640 Minimum Credit Score (each borrower must have a minimum of one credit score)
- Max DTI is with AUS approval based on credit score
 - 680 Credit Score: 50% Maximum DTI
 - 640-679 Credit Score: 45% Maximum DTI
 - 660+ Credit Score: 45% Maximum DTI for Manufactured Housing
- Income limits:
 - FHA & VA – Income limits do not apply
 - Conventional Loans Follow County Loan Limits
 - Programs for <80% AMI and >80% AMI
 - Income is based on Qualifying Income
- Cash Back: Other than reimbursement of earnest money or items paid by the Borrower outside of closing, there can be no cash back to the borrower
- Remaining assistance must be applied as a principal reduction

Available in California Only

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GSFA Platinum – DPA Program (California)

GSFA Platinum provides your borrower(s) with 3 program options:

- **Standard:** An amortizing 15-year Second Mortgage Loan, sized up to 5.00% of the First mortgage loan amount
- **Select:** An amortizing 15-year Second Mortgage Loan, sized at 3.50% of the First Mortgage Loan Amount, with optional Gift funds, up to 1.50%
- **Assist-to-Own:** A deferred Second Mortgage Loan, sized at 3.50% of the First Mortgage Loan amount, with optional Gift funds, up to 2.00%

Home In Five Advantage – DPA Program (Maricopa County, AZ)

- The Home in Five Advantage Program is a program designed to support sustainable, long-term homeownership for qualified buyers by providing the down payment assistance needed to achieve their dream
- Through the program, homebuyers can obtain FHA, VA, or Conventional loan financing through either Fannie Mae HFA Preferred or Freddie Mac HFA Advantage
- Eligible borrowers must meet the program income limits as outlined in the term sheet
- Qualified individuals or families may obtain a 30-year, fixed-rate loan, with up to 6% down payment/closing cost assistance

Home In Five Advantage – DPA Program (Maricopa County, AZ)

- Eligible First Mortgage Product:
 - FHA, VA, Freddie Mac HFA Advantage, or Fannie Mae HFA Preferred options available
- 640 Minimum Credit Score (each borrower must have a minimum of one credit score)
- Max DTI is 50% with AUS approval
- Income limits:
 - Qualifying Income: Program income limit \$141,820
 - Conventional loans offer lower loan rates to those Borrowers earning up to 80% AMI \$81,040
- Cash Back: Other than reimbursement of earnest money or items paid by the Borrower outside of closing, there can be no cash back to the borrower
- Remaining assistance must be applied as a principal reduction

Available in Maricopa County, including the city of Phoenix

Revised: 4/30/2025

Hoosier Homes – DPA Program (Indiana)

- **Non-Targeted Areas:** Second Loans of up to 3% of the final First Mortgage loan amount
 - Funds may be used towards down payment and/or closing costs
- **Targeted Areas:** Second Loans equal to 5% of the final First Mortgage loan amount
 - Funds may be used for down payment, to buy down the interest rate and/or closing costs
- Second loan amount must be rounded down to the nearest dollar
- 7-year term, 0%, no accrued interest
 - Second Loan principal is deferred and forgiven pro rata (1/84th per full month) and forgiven in full at the maturity date of the Second Note as long as one Borrower remains in the home as his/her primary residence.
 - If the borrower refinances or sells their home within 7 years, they will be subject to repayment of the principal owed, less any forgiveness earned.
- Seconds are not eligible for subordination and are not assumable

Hoosier Homes – DPA Program (Indiana)

Hoosier Homes: Government and Conventional Loans

- Both 1st time homebuyers and repeat buyers allowed
- 3% to 5% Down Payment and/or Closing Cost Assistance
- Income limits based on Qualifying Income, by County
- Max DTI 50% with AUS approval
- 620 Minimum Credit Score

The Hoosier Homes program offers homebuyer assistance to qualified homebuyers for the purchase of homes throughout the State of Indiana - see guidelines for eligible areas.

Available in Indiana Only

Revised: 4/30/2025

IllinoisDPA – DPA Program (Illinois)

Illinois DPA: Government and Conventional Loans

- Both 1st time homebuyers and repeat buyers allowed
- Up to 5% Down Payment and/or Closing Cost Assistance
- Income limits based on Qualifying Income, by County
- AUS Determines DTI
- 620 Minimum Credit Score

See guidelines for eligible areas within the state of Illinois.

Available in Illinois Only

Revised: 4/30/2025

IllinoisDPA – DPA Program (Illinois)

- Second Loans of up to 5% of the final First Mortgage loan amount
- Second Loan funds can be used towards down payment and/or closing costs
- Second Loan amount must be rounded down to the nearest dollar
- 7-year term, 0% interest rate, no accrued interest
 - Second loan repayment obligation for the 7-year option is “forgiven” in equal monthly increments after year 2 and will be 100% forgiven at maturity of note.
- During the second loan term if a borrower were to refinance or sell their home, they will be subject to repayment of the unforgiven portion of the assistance
- Second Loans are not eligible for subordination and are not assumable

SETH MyHome Plus – DPA Program (Texas)

SETH MyHome Plus: Government and Conventional Loans

- Both 1st time homebuyers and repeat buyers allowed
- 0% to 5% Down Payment and/or Closing Cost Assistance
- Income limits based on Qualifying Income, by County
- AUS Determines DTI
- 620 Minimum Credit Score

The Southeast Texas Housing Finance Corporation (SETH) is a public benefit corporation with authorization to offer homebuyer assistance programs to qualified homebuyers for the purchase of homes throughout the State of Texas except for cities El Paso, Grand Prairie, McKinney and the county of Travis.

Available in Texas Only

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SETH MyHome Plus – DPA Program (Texas)

- Second mortgage of up to 5% of the final first mortgage loan amount
- Second loan funds can be used towards down payment and/or closing costs
- Second loan amount must be rounded down to the nearest dollar
- 10-year term, 0%, no accrued interest
 - Second loan repayment obligation for the 10-year option is “forgiven” in equal monthly increments after year 5 and will be 100% forgiven at maturity of note
- During the second loan term if a borrower were to refinance or sell their home, they will be subject to repayment of the assistance
- Seconds are not eligible for subordination and are not assumable

Available in Texas Only

Revised: 4/30/2025

LINK

- Seller Financing Agreement allows a customer to be able to purchase a home today, become mortgage ready, and then take direct title ownership.
- FHA Purchase Money Loan in the name of a Government Entity
- LINK is available nationwide with minor exclusions
- 580 Minimum credit score for W2 Employees
- 640 Minimum credit score for Self Employed & Second Homes
- 40-year Financing Agreement provides client equity rights
- Built-in refinancing allows for customer transition into direct ownership

Reverse Mortgages

- Borrowers 62+ are eligible for FHA reverse mortgage
- Golden Equity Jumbo reverse mortgage are available to borrowers age 55+ in select states
- Borrower will have more monthly income flexibility
- No monthly mortgage payments required
 - Homeowners Insurance, Property Taxes and HOA fees must continue to be paid by borrower
- Complete Quote Proposal today
 - <https://wholesale.lhfs.com/reverse-mortgages/>

Manufactured Homes

- DPA programs available
- FICO:
 - Conventional 620+
 - FHA 640+
- 1-Unit Multi-wide dwelling



Questions?

For additional information or to request specialized product training, contact your LHFS Account Executive today!