

PROGRAM	VA	USDA	FHA	HomeReady	HomePossible	FNMA 97
MIN FICO	620*	640	620*	620	640	640
FTHB?	No	No	No	No	No	Yes
Income Restrictions?	No	Yes	No	Yes	Yes	No
MAX DTI	50-55% *	29/41	50-55%*	45	45	45
MI	0	0.5	0.85	25% Coverage**	18% Coverage**	35% coverage**

* ratios exceeding 50% require a 640+ score

**actual MI factors will change based on FICO; coverage level will remain the same.

	USDA	VA	FHA	FNMA HomeReady	Freddie HomePossible	FNMA 97	FNMA 80LTV
FHTB?	No	No	No	No	No	Yes	No
Other Restrictions?	Yes	Yes	No	Yes	Yes	No	No
P&I	(\$669.55)	(\$673.37)	(\$640.98)	(\$663.55)	(\$726.46)	(\$663.55)	(\$547.26)
Insurance	\$ 125.00	\$ 125.00	\$ 125.00	\$ 125.00	\$ 125.00	\$ 125.00	\$ 125.00
Property Taxes	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00
MI or equivalent	\$ 62.50	\$ -	\$ 102.53	\$ 76.39	\$ 65.48	\$ 90.94	\$ -
Total PITI & MI	(\$1,107.05)	(\$1,048.37)	(\$1,118.52)	(\$1,114.94)	(\$1,166.94)	(\$1,129.49)	(\$922.26)
Min. Down Payment	\$ -	\$ -	\$ 5,250.00	\$ 4,500.00	\$ 4,500.00	\$ 4,500.00	\$ 30,000.00
Base Loan AMT	\$ 150,000.00	\$ 150,000.00	\$ 144,750.00	\$ 145,500.00	\$ 145,500.00	\$ 145,500.00	\$ 120,000.00
UFMIP/FF/Guaranty	\$ 3,846.15	\$ 4,725.00	\$ 2,533.13	\$ -	\$ -	\$ -	
TOTAL LOAN AMT	\$ 153,846.00	\$ 154,725.00	\$ 147,283.00	\$ 145,500.00	\$ 145,500.00	\$ 145,500.00	\$ 120,000.00
Approx. Closing Costs	\$ 3,447.54	\$ 2,352.46	\$ 1,373.28	\$ 3,800.80	\$ 3,800.80	\$ 3,800.80	\$ 3,658.00
Approx prepaids	\$ 3,354.19	\$ 3,355.50	\$ 3,344.41	\$ 3,341.76	\$ 3,341.76	\$ 3,341.76	\$ 3,303.77
Approx Cash To Close	\$ 7,030.91	\$ 5,938.46	\$ 10,187.11	\$ 11,859.31	\$ 11,859.31	\$ 11,642.56	\$ 37,140.53
Seller Pds Up To:	\$ 6,801.73	\$ 8,352.46	\$ 4,717.70	\$ 4,500.00	\$ 4,500.00	\$ 4,500.00	\$ 6,961.77
approx. interest rate	3.250%	3.250%	3.250%	3.625%	4.375%	3.625%	3.625%

Interest rate and MI assumes 740 score, \$150k purchase price example. Rates and fees subject to change.

740 FICO

	USDA	VA	FHA	FNMA HomeReady	Freddie HomePossible	FNMA 97	FNMA 80LTV
FHTB?	No	No	No	No	No	Yes	No
Other Restrictions?	Yes	Yes	No	Yes	Yes	No	No
P&I	(\$669.55)	(\$673.37)	(\$640.98)	(\$705.17)	(\$726.46)	(\$705.17)	(\$581.58)
Insurance	\$ 125.00	\$ 125.00	\$ 125.00	\$ 125.00	\$ 125.00	\$ 125.00	\$ 125.00
Property Taxes	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00
MI or equivalent	\$ 62.50	\$ -	\$ 102.53	\$ 202.49	\$ 161.26	\$ 248.56	\$ -
Total PITI & MI	(\$1,107.05)	(\$1,048.37)	(\$1,118.52)	(\$1,282.65)	(\$1,262.72)	(\$1,328.73)	(\$956.58)
Min. Down Payment	\$ -	\$ -	\$ 5,250.00	\$ 4,500.00	\$ 4,500.00	\$ 4,500.00	\$ 30,000.00
Base Loan AMT	\$ 150,000.00	\$ 150,000.00	\$ 144,750.00	\$ 145,500.00	\$ 145,500.00	\$ 145,500.00	\$ 120,000.00
UFMIP/FF/Guaranty	\$ 3,846.15	\$ 4,725.00	\$ 2,533.13	\$ -	\$ -	\$ -	
TOTAL LOAN AMT	\$ 153,846.00	\$ 154,725.00	\$ 147,283.00	\$ 145,500.00	\$ 145,500.00	\$ 145,500.00	\$ 120,000.00
Approx. Closing Costs	\$ 4,197.54	\$ 3,102.46	\$ 3,810.78	\$ 3,800.80	\$ 3,800.80	\$ 3,800.80	\$ 3,658.00
Approx prepaids	\$ 3,385.80	\$ 3,387.29	\$ 3,374.67	\$ 3,371.65	\$ 3,371.65	\$ 3,371.65	\$ 3,328.42
Approx Cash To Close	\$ 7,844.14	\$ 6,752.04	\$ 12,685.13	\$ 11,919.10	\$ 11,919.10	\$ 11,919.10	\$ 37,189.85
Seller Pds Up To:	\$ 7,583.34	\$ 9,102.46	\$ 7,185.46	\$ 4,500.00	\$ 4,500.00	\$ 4,500.00	\$ 6,986.42
approx. interest rate	3.250%	3.250%	3.250%	4.125%	4.375%	4.125%	4.125%

Interest rate and MI assumes 640 score, 150k purchase price example. Rates and fees subject to change.

640 FICO