

NEIGHBORHOOD HOUSING SERVICES OF GREATER BERKS, INC.
CONVENTIONAL CLOSING COST PROGRAM

Guidelines – REVISED 05/11/2026

The program applies to Pennsylvania Residents ONLY. Client must live in PA to qualify.

<u>Objective:</u>	Neighborhood Housing Services of Greater Berks (NHSGBI) offers loans for closing costs & down payments to eligible low-income families on conventional transactions for purchasing a home to FIRST-TIME HOMEBUYER ONLY .
<u>Eligible properties:</u>	1-unit Single-family, owner-occupied, principal residence. Located anywhere in the Commonwealth of Pennsylvania .
<u>Income qualifications:</u>	This is a standard fixed-rate mortgage loan product for borrowers with incomes up to 80% of the median , as determined by residual income testing and positive budget counseling results.
<u>Maximum C L-T-V:</u>	105%.
<u>Maximum Purchase Prices:</u>	\$350,000.00
<u>Minimum & Maximum Loan Amount:</u>	\$4,000.00 to \$15,000.00
<u>Interest Rate:</u>	2% over the first lender rate , floor rate 6.99%, cap rate of 9.99%.
<u>Financing terms:</u>	7- 10 - 15 Year Terms- (determined by LO based on DTI %)
<u>Income Ratios:</u>	47%
<u>Lien Position:</u>	NHS must hold the second lien position , and our program cannot be combined or layered with any other Grants or DPAs.
<u>Down payment / Closing Cost:</u>	DO NOT allow cash back; second loans must be reduced.
<u>Credit Score:</u>	620 and above (APPROVE & ELIGIBLE ONLY)
<u>Fees:</u>	NHS flat fees are \$1,020.00 . Adding third-party fees, the estimated total could be about \$1,500.00 .
<u>Education:</u>	The borrower must complete an *8-hour Homebuyer and 1-on-1 counseling session. You can fulfill this requirement by attending an 8-hour FASTRAC Homebuyer Education class or completing the eHome America online course. Additionally, you must meet with an NHS Housing Counselor for at least one hour to conduct an individualized budget review and address any questions about the second finance.

* Guidelines are subject to change.

* Acceptance of a loan application does not guarantee approval. UW Approval is subject to a positive budgeting & residual income result.

* Non-occupancy Co-Borrower is not acceptable.

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