



	FHA CLOSING COST	CONVENTIONAL CCAL
<b>OBJECTIVE</b>	ONLY for Closing costs. It cannot cover 3.5%. FHA down payment	Down payment and/or closing costs.
<b>ELIGIBLE PROPERTIES</b>	One unit, Single-family, owner-occupied, principal residence.	One unit, Single-family, owner-occupied, principal residence.
<b>LOCATIONS</b>	Commonwealth of Pennsylvania	Commonwealth of Pennsylvania
<b>INCOME QUALIFICATIONS</b>	Based on HUD Income guidelines -105% LMI	Based on HUD Income guidelines -105% LMI
<b>MAXIMUM CLTV</b>	110%	110%
<b>MIN &amp; MAX LOAN AMOUNT</b>	\$3,000-\$20,000	\$3,000-\$20,000
<b>INTEREST RATE</b>	2% over the first lender's interest rate - Floor 6.99% -Cap 9.99%	2% over the first lender's interest rate - Floor 6.99% -Cap 9.99%
<b>FINANCING TERMS</b>	7- 10 - 15 Year Terms- (determined by LO based on DTI %)	7- 10 - 15 Year Terms- (determined by LO based on DTI %)
<b>INCOME RATIOS</b>	50%	47%
<b>MIN CREDIT SCORE</b>	620 and above (APPROVE & ELIGIBLE ONLY)	620 and above (APPROVE & ELIGIBLE ONLY)
<b>NHS CLOSING COST FEES</b>	NHS flat fees are \$1,020.00. Adding third-party fees, the estimated total could be about \$1,500.00.	NHS flat fees are \$1,020.00. Adding third-party fees, the estimated total could be about \$1,500.00.
<b>EDUCATION</b>	8 hour workshop / 1 hour Counseling Session	8 hour workshop / 1 hour Counseling Session
<b>INSPECTIONS</b>	No Required	No Required
<b>AT SETTLEMENT</b>	Allow CASH-BACK (up to contributions towards the transaction)	Allow CASH-BACK (up to contributions towards the transaction)

**The program applies to Pennsylvania Residents ONLY. Client must live in the state of PA to qualify.**

[www.nhsgreaterberks.org](http://www.nhsgreaterberks.org) Tel. 610-372-8433/Fax. 610-374-2866 213 N. 5th St. Suite 1030, Reading, PA 19601



NeighborWorks®  
HomeOwnership Center

