



YOUR CHOICE PROGRAM

RATE SHEET

5/21/2018

9:30am ET - 8:00 pm ET

Program	Rate Lock (to Lender)	Purchase By	Discount Points	Origination Fee	Price [1]**
All Loans	70 Days	07/30/18	0.00%	0.50%	102.50%

Lenders are capped at .5% Origination Fee plus 2.5% SRP

FHA, VA, USDA-RD 30-Year Fixed Rate Loans

First-time Homebuyer & Next Home*		Ohio Heroes & Next Home* Ohio Heroes		Grants for Grads	
Loan Rates	2nd Loan [2]	Loan Rates	2nd Loan [2]	Loan Rates	2nd Loan [3]
With No OHFA Assistance					
4.250%	0.00%	4.000%	0.00%		
With OHFA Assistance					
5.250%	2.50%	5.000%	2.50%	5.125%	2.50%
5.750%	5.00%	5.500%	5.00%	5.625%	5.00%

Conventional 30-Year Fixed Rate Loans

First-time Homebuyer & Next Home*^		Ohio Heroes & Next Home*^ Ohio Heroes		Grants for Grads^	
Loan Rates	2nd Loan [2]	Loan Rates	2nd Loan [2]	Loan Rates	2nd Loan [3]
With No OHFA Assistance					
4.500%	0.000%	4.250%	0.00%		
With OHFA Assistance					
5.375%	2.50%	5.125%	2.50%	5.250%	2.50%
5.875%	5.00%	5.625%	5.00%	5.750%	5.00%

^ Borrower Income ≤ 50% AMI receives \$2,500 of downpayment assistance in the form of a grant. If borrower income > 50%AMI ≤ 80% AMI receives \$1,500 of downpayment assistance in the form of a grant.
Please refer to the Product Term Sheet for additional information regarding eligibility.

FHA 203(k) "Renovate Ohio" 30-Year Fixed Rate Loans [4]

First-time Homebuyer & Next Home*		Ohio Heroes & Next Home* Ohio Heroes		Grants for Grads	
Loan Rates	2nd Loan [2]	Loan Rates	2nd Loan [2]	Loan Rates	2nd Loan [3]
With No OHFA Assistance					
5.875%	0.00%	5.625%	0.00%		
With OHFA Assistance					
6.375%	2.50%	6.125%	2.50%	6.250%	2.50%
6.875%	5.00%	6.625%	5.00%	6.750%	5.00%

Program Notes and Overlays:

[1] Price: Price incorporates SRP paid to Lender. Purchase price from Servicer is listed Price plus reimbursement for advanced 2nd loan. If Loan balance is \$60,000 or less, the price is 100%, plus \$1,500 for SRP.

[2] 2nd Loan: Calculated on the **greater of the purchase price or acquisition cost** of the property. May be used for down payment assistance, closing costs and prepaid items. Second loan is forgiven after 7 years. No re-subordination will be granted. See OHFA Term Sheet for details.

[3] Grants for Grads 2nd Loan: Calculated on the **greater of the purchase price or acquisition cost** of the property. May be used for down payment assistance, closing costs and prepaid items. Second loan is forgiven 20% per year over 5 years. Re-subordination is permissible. See OHFA Term Sheet for details.

[4] 203K Program: Serviced by AmeriFirst Home Mortgage; all other OHFA programs serviced by US Bank.

Additional Notes

* Next Home is not available without assistance.

** Extension Fee is 0.375% for up to 30 days and is netted from the Purchase price from US Bank.

Rate Lock contingent on OHFA pre-close and pre-purchase review.

Income Limits by County and family size apply.

Minimum credit scores per agency/servicer guidelines apply.

Homebuyer Education required by: 6/5/2018