

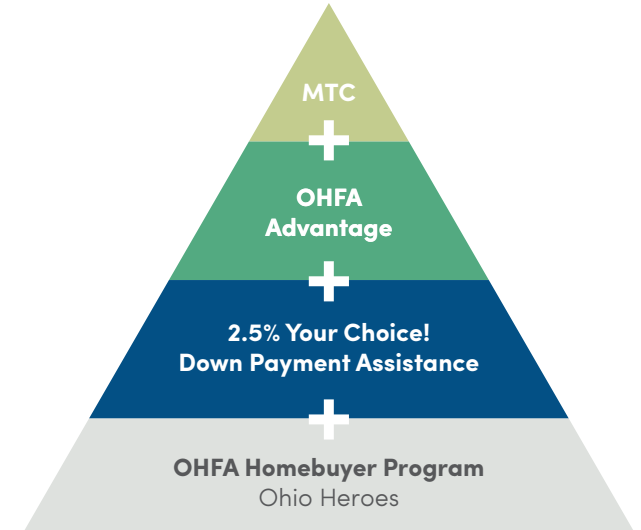
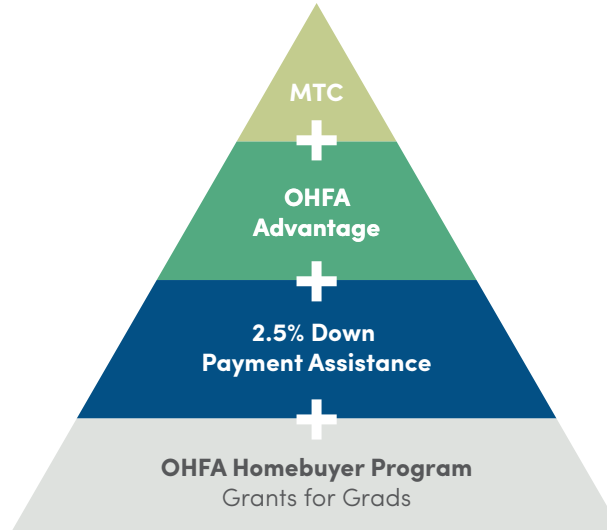
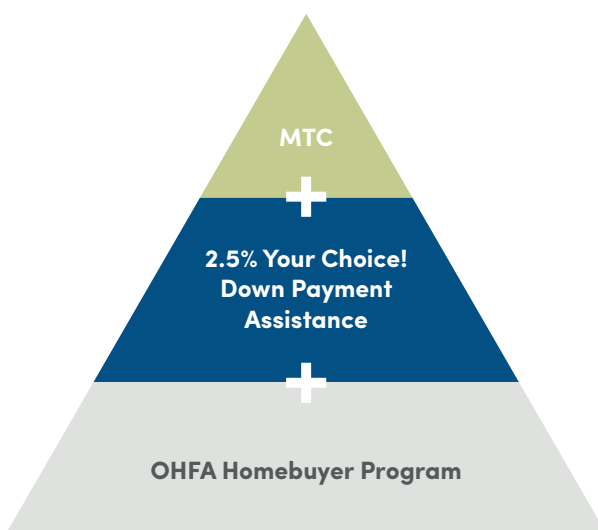
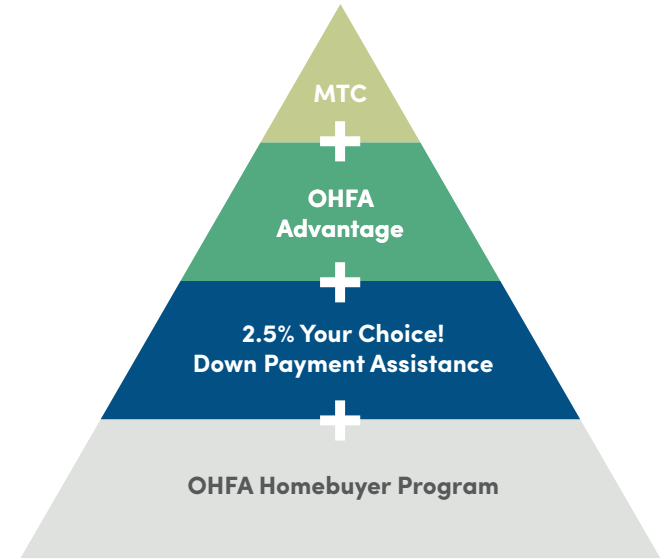
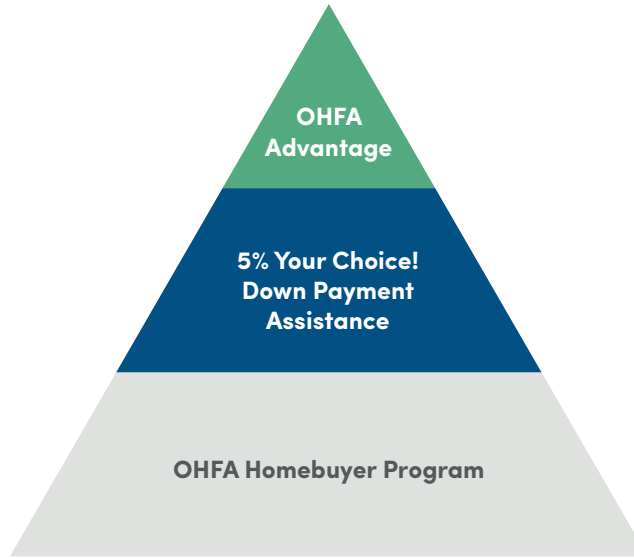
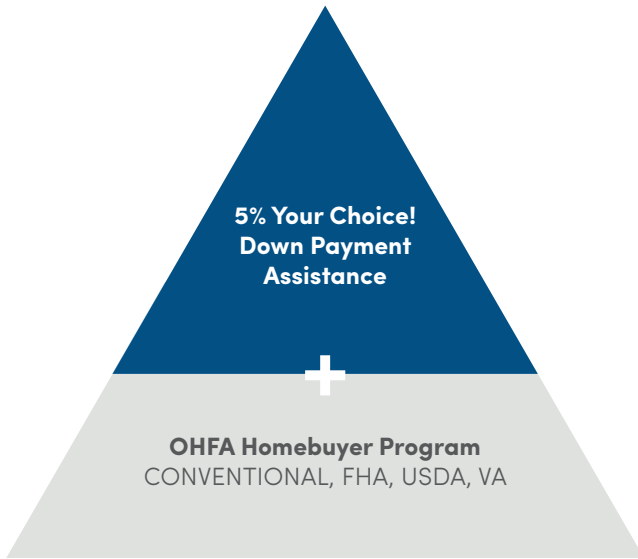
First Mortgage Loans	Eligibility	Loan Type(s)	Minimum Credit Score	Debt-to-Income Maximum	Fees
Market Rate Product: First-Time Homebuyer (Including Grants for Grads)	Definition of First-Time Homebuyer: <ul style="list-style-type: none"> no ownership interest in primary residence in the last three years; or Purchasing in a target area; or Honorably discharged veteran 	<ul style="list-style-type: none"> VA USDA-RD FHA-Non (203k) FHA-203(k) Limited and Standard 	<ul style="list-style-type: none"> VA & USDA: 640 FHA-Non 203(k): 660 (650-659 for .5% fee) FHA 203(k): 640 	<ul style="list-style-type: none"> VA & USDA: <ul style="list-style-type: none"> Credit score up to 659: 45% Credit score 660+: 50% FHA-Non (203k): 45% FHA-203(k): 47% (31/43 with payment shock greater than 100%) 	<ul style="list-style-type: none"> 1% origination fee \$80 tax service (net funded) \$100 OHFA admin fee \$425 U.S. Bank funding fee (net funded) FHA 203(k) Fees: <ul style="list-style-type: none"> 1% origination fee \$73 tax service (net funded) \$100 OHFA admin fee \$395 admin fee \$11.95 MERS fee \$13 flood fee Supplemental origination fee
		<ul style="list-style-type: none"> Fannie Mae HFA Preferred™ (conventional) Freddie Mac HFA Advantage (Conventional) OHFA Advantage (Conventional) 	640	50%	
Ohio Heroes: (.25% discount on mortgage interest rate)	<ul style="list-style-type: none"> Veteran, active duty military or member of reserve components (includes a surviving spouse) Police officer, firefighter, EMT, paramedic Physicians, Nurse Practitioners, Nurses—(RN, LPN, STNA [PCA]) Pre-K-12 teacher, administrator, counselor 	<ul style="list-style-type: none"> VA USDA-RD FHA-Non (203k) FHA-203(k) Limited and Standard 	<ul style="list-style-type: none"> VA & USDA: 640 FHA-Non 203(k): 660 (650-659 for .5% fee) FHA 203(k): 640 	<ul style="list-style-type: none"> VA & USDA: <ul style="list-style-type: none"> Credit score up to 659: 45% Credit score 660+: 50% FHA-Non (203k): 45% FHA-203(k): 47% (31/43 with payment shock greater than 100%) 	<ul style="list-style-type: none"> 1% origination fee \$80 tax service (net funded) \$100 OHFA admin fee \$425 U.S. Bank funding fee (net funded) FHA 203(k) Fees: <ul style="list-style-type: none"> 1% origination fee \$73 tax service (net funded) \$100 OHFA admin fee \$395 admin fee \$11.95 MERS fee \$13 flood fee Supplemental origination fee
		<ul style="list-style-type: none"> Fannie Mae HFA Preferred™ (conventional) Freddie Mac HFA Advantage (Conventional) OHFA Advantage (Conventional) 	640	50%	
Next Home:	<ul style="list-style-type: none"> Those who are not first-time homebuyers. All other eligibility criteria is the same as the First-time Homebuyer Program. Homebuyer is not required to use YourChoice! Down Payment Assistance if they have their own down payment funds. Next Home can be used unassisted 	<ul style="list-style-type: none"> VA USDA-RD FHA-Non (203k) FHA-203(k) Limited and Standard 	<ul style="list-style-type: none"> VA & USDA: 640 FHA-Non 203(k): 660 (650-659 for .5% fee) FHA 203(k): 640 	<ul style="list-style-type: none"> VA & USDA: <ul style="list-style-type: none"> Credit score up to 659: 45% Credit score 660+: 50% FHA-Non (203k): 45% FHA-203(k): 47% (31/43 with payment shock greater than 100%) 	<ul style="list-style-type: none"> 1% origination fee \$80 tax service (net funded) \$100 OHFA admin fee \$425 U.S. Bank funding fee (net funded) FHA 203(k) Fees: <ul style="list-style-type: none"> 1% origination fee \$73 tax service (net funded) \$100 OHFA admin fee \$395 admin fee \$11.95 MERS fee \$13 flood fee Supplemental origination fee
		<ul style="list-style-type: none"> Fannie Mae HFA Preferred™ (conventional) Freddie Mac HFA Advantage (Conventional) OHFA Advantage (Conventional) 	640	50%	

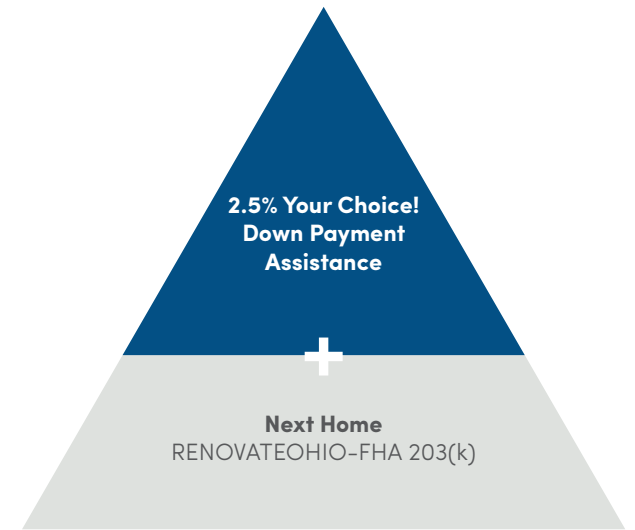
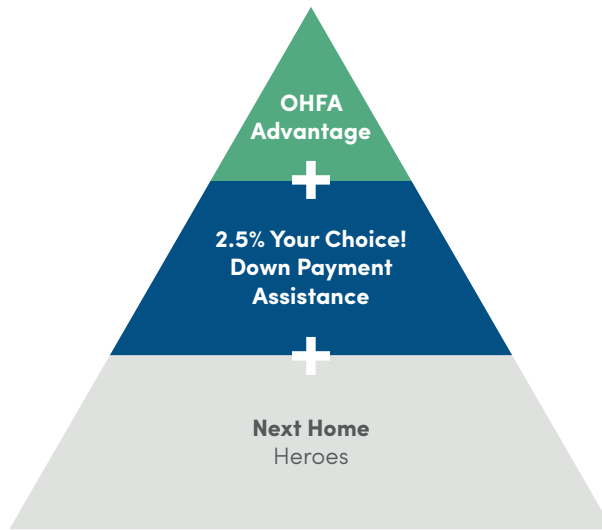
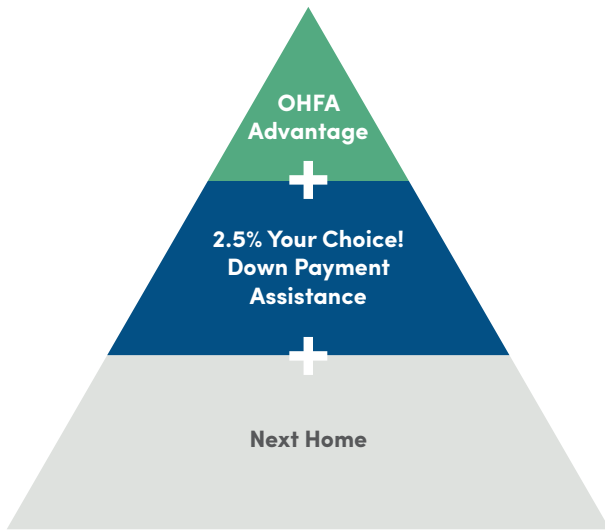
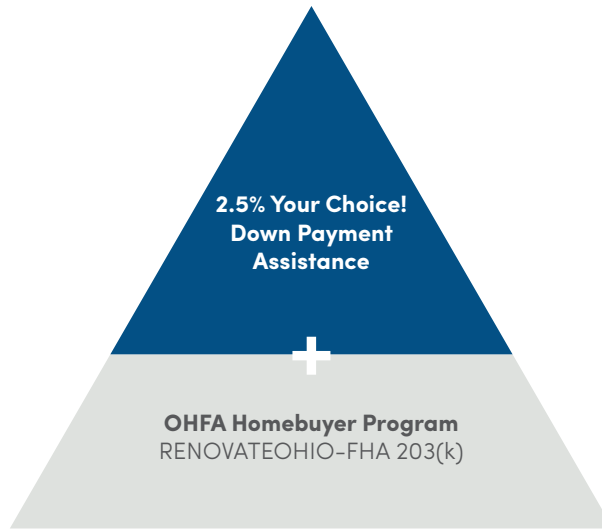
Down Payment Assistance	Eligibility	Loan Type(s)	Minimum Credit Score	Debt-to-Income Maximum	Fees
Down Payment Assistance: 2.5% or 5% of the purchase price	<ul style="list-style-type: none"> Using OHFA First-Time Homebuyer, Ohio Heroes or Next Home loans 	<ul style="list-style-type: none"> FHA-Non (203k) FHA-203(k) VA USDA-RD Fannie Mae HFA Preferred™ (conventional) Freddie Mac HFA Advantage (conventional) Seven-year forgivable second mortgage All repayable if buyer sells home or refinances first mortgage prior to seven years. 	<ul style="list-style-type: none"> Follows the first mortgage 	<ul style="list-style-type: none"> Follows first mortgage 	<ul style="list-style-type: none"> Recording fees allowed
OHFA Advantage \$1,500 or \$2,500	<ul style="list-style-type: none"> Can be used with all conventional loans (Homebuyer must meet 80% or 50% AMI guidelines) 	<ul style="list-style-type: none"> OHFA Advantage(Conventional) 	<ul style="list-style-type: none"> Follows the first mortgage 	<ul style="list-style-type: none"> Follows the first mortgage 	<ul style="list-style-type: none"> Follows the first mortgage
Grants for Grads: (lower mortgage interest rate) 2.5% or 5% down payment assistance of the purchase price	<ul style="list-style-type: none"> An associate's, bachelor's, master's or doctorate degree within 48 months prior to loan reservation date No ownership interest in primary residence within last three years Single unit properties only 	<ul style="list-style-type: none"> Five-year forgivable second mortgage (principal reduced 20% per year) Some or all repayable if buyer moves out of Ohio 	<ul style="list-style-type: none"> Follows the first mortgage 	<ul style="list-style-type: none"> Follows first mortgage 	<ul style="list-style-type: none"> Recording fees allowed
Mortgage Tax Credit	Eligibility	Loan Type(s)	Minimum Credit Score	Debt-to-Income Maximum	Fees
MTC Basic: Stand alone MTC for non-OHFA loans	Definition of First-Time Homebuyer: <ul style="list-style-type: none"> no ownership interest in primary residence in the last three years; or Purchasing in a target area; or Honorably discharged veteran 	<ul style="list-style-type: none"> Lender selects fixed-rate non-OHFA loan 20% credit – Non-target Area 25% credit – Target Area 30% credit – REO Purchase 	N/A	N/A	<ul style="list-style-type: none"> \$500 OHFA loan fee
MTC Plus: Issued with OHFA Market Rate First-Time Homebuyer loans	Definition of First-Time Homebuyer: <ul style="list-style-type: none"> no ownership interest in primary residence in the last three years; or Purchasing in a target area; or Honorably discharged veteran 	<ul style="list-style-type: none"> Any OHFA First-Time Homebuyer loan, including down payment assistance, Ohio Heroes, Grants for Grads 40% credit 	<ul style="list-style-type: none"> Follows the first mortgage as noted on page one 	<ul style="list-style-type: none"> Follows the first mortgage as noted on page one 	<ul style="list-style-type: none"> \$250 OHFA loan fee \$250 to Lender (optional) 1% origination fee \$80 tax service (net funded) \$100 OHFA admin fee \$425 U.S. Bank funding fee (net funded)

The mortgage tax credit can't be used in conjunction with the FHA 203(k).

❖ All information in this presentation, brochure or term sheet is for informational purposes only. OHFA Homeownership Programs and Products are subject to change. Additional eligibility requirements may be required based on borrower specific criteria.







Please note that OHFA Advantage can only be used with Conventional loans.

