



The latest news from WHEDA's Single Family Team

Single Family Update 2010-03

WHEDA is excited to announce our new WHEDA Fannie Mae Advantage statewide loan program! After several months of sitting on the sidelines, WHEDA is ready to regain our position as the state's leader in affordable home ownership with a product that meets the new realities and expectations of the marketplace.

The WHEDA Fannie Mae Advantage is available to all current WHEDA approved lenders. We will begin accepting application packages on March 1.

The WHEDA Fannie Mae Advantage is based on Affordable Advantage,TM a product developed by Fannie Mae exclusively for Housing Finance Agencies (HFAs) as part of an agreement between Fannie Mae and the National Council of State Housing Agencies (NCSHA).

Affordable Advantage is a trademark of Fannie Mae. Unauthorized use of this mark is prohibited.

Features and Benefits

- 100% financing for existing single family homes
- \$1000 minimum borrower contribution
- No Primary or Pool Mortgage Insurance required
- No Loan Level Pricing Adjustments
- 30 year fixed interest rate
- Higher [income limits and purchase price limits](#) state-wide
- [Job Loss Protection](#) pays the mortgage payment in the event of involuntary unemployment
- Borrowers may be eligible for the [Federal First-Time Home Buyer Tax Credit](#) if they enter into a contract by April 30, 2010 and close by June 30, 2010
- All loans will be serviced by WHEDA

General Eligibility Guidelines

- Purchase of existing single family dwellings or 2-unit properties greater than 5 years old
- 100% LTV / 105% CLTV on one-unit properties
- 97% LTV / 105% CLTV on 2-unit properties
- Available to borrowers with good overall credit and a minimum credit score of 620
- Approve / Eligible or EA-I / Eligible recommendation from Desktop Underwriter
- Manual underwriting available to those who meet minimum credit score requirements
- Single maximum qualifying debt ratio of 45%
- [Purchase price](#) and [income limits](#) apply
- Primary wage earner must obtain Community Home Buyer education regardless of loan-to-value
- Borrower must be a first time home buyer or purchase in a designated [target area](#)
- Borrower can not own other real estate

Click [here](#) to view the WHEDA Fannie Mae Advantage Fact Sheet.

Interest Rates

The Fannie Mae Advantage product will offer two interest rates: one for loans less than or equal to 80% LTV and another for loans greater than 80% LTV. These interest rates will be posted on our website and may be subject to change daily. For your convenience, we have added a new feature in the interest rate section of our website with a breakdown of closing costs associated with this product. Click [here](#) for details.

How to locate information on our website

To access information regarding WHEDA Advantage loan products on www.wheda.com place your cursor over the Business Partners tab and click on "[Mortgage Lenders](#)". You will find information regarding interest rates, available down payment assistance, guides and forms, and other resources here.

Quick Links: Here are some of our most commonly used links

[WHEDA Fannie Mae Advantage Origination Guide](#)

[Forms](#)

[Resources](#) (click on "Resources")

[Interest Rates](#)

[Down Payment Assistance](#)

[On-Demand Training](#)

Desktop Underwriter[®] (DU[®]) vs. Desktop Originator[®] (DO[®])

Lenders who currently have access to Desktop Underwriter can score a loan through their own origination system using the My Community Mortgage product.

Lenders who do not have access to Desktop Underwriter can gain access by signing up for Desktop Originator and using WHEDA as their sponsor. Visit

(<https://www.efanniemae.com/is/brokcorresp/do/register.jsp>) to sign up.

*DU/DO automated decisions are only a recommendation. The final underwriting decision will be based on prudent underwriting and the overall strengths and weaknesses of the file. Three 12-month tradelines will always be required regardless of the DU/DO decision.

*DU/DO automated decisions receiving an Approve/Ineligible or a EA-I/Ineligible recommendation strictly for loan-to-values exceeding 97% or income exceeding Fannie Mae Affordable Housing limits can be disregarded and sent in for manual underwriting.

Desktop Underwriter, DU, Desktop Originator and DO are registered trademarks of Fannie Mae.

WHEDA Lender Training Sessions

There are several training sessions that will take place throughout the state over the next couple of months. The sessions will give you a more detailed overview of the WHEDA Fannie Mae Advantage product and procedures. These sessions will be on a first come, first serve basis. [Register](#) today!

On-Demand Training

In an effort to assist you in learning about the new WHEDA Fannie Mae Advantage product, WHEDA has developed several on-demand training sessions for you to review regarding [Compliance Income, Product Eligibility, Income and Credit, Recapture Tax, and Procedures](#).

Getting Started

- All existing participating WHEDA lenders have access to the WHEDA Fannie Mae Advantage product. To become a WHEDA lender, please complete and submit a [New Lender Application](#).
- Attend a [WHEDA Lender Training Session](#) in your area to learn about our loan products and available resources
- Review our [On-Demand Training](#) modules to get everything you need to know about processing a WHEDA Fannie Mae Advantage loan
- Review our [Origination Guides](#) and [Forms](#)
- Obtain access to Desktop Underwriter (DU) to score loans. Or, if you do not have access to DU, you may [apply for Desktop Originator](#) with WHEDA as your sponsor.

WHEDA will continue to work on future product enhancements including pricing options and mortgage insurance options.

In order to better serve our lenders, WHEDA has created a numbering system for our Single Family Updates. They will be numbered as follows: "Single Family Update (Year - Update #)". These updates will be stored on our website.

If you have any questions regarding this information, call 1-800-334-6873 or e-mail us at info@wheda.com.