



WHEDA Advantage FHA Product Matrix

Correspondent and Sponsored Originators (Broker)

Automated Underwriting

Total Scorecard	<ul style="list-style-type: none"> • Approve/Eligible Recommendation (Fannie Mae DO[®] or DU[®]) • Accept/Eligible Recommendation (Freddie Mac LP[®])
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Approve / Eligible or Accept Recommendation

Transaction Type	Number of Units	Maximum LTV, CLTV, HCLTV	Credit Score	Maximum DTI	Reserves
Purchase	1 Unit 2 Units (5+ yrs old)	FRM 96.5/105/105	620	45%	Per Total Scorecard

WHEDA Manual Underwrite (Broker Only)

Transaction Type	Number of Units	Maximum LTV, CLTV, HCLTV	Credit Score	Maximum DTI	Reserves
Purchase	1 Unit 2 Units (5+ yrs old)	FRM 96.5/105/105	620	Per HUD ¹	1

¹See HUD Handbook 4001.01 Section II.A.5.d.viii Approvable Ratio Requirement Chart and required compensating factors

General Product Information

Loan Term	30-year
Amortization	Full, fixed-rate
Occupancy	Owner-occupied, primary residence
Loan Purpose	Purchase
Loan & Income Limit	See wheida.com for current Income Limits
Upfront MIP and Monthly MIP	See HUD Handbook 4000.01 Section II.A.2.e.i MIP Chart <i>Monthly MIP must be for life of loan.</i>
Rates and Pricing	See WHEDA Rate Sheet for current FHA rates and pricing
Servicing	All loans sold servicing-released to WHEDA
Lender Compensation	<ul style="list-style-type: none"> • Broker Channel – WHEDA-paid compensation only. Borrower-paid compensation is prohibited. • Correspondent Channel – Lender-paid or Borrower-paid compensation plans eligible, determined by WHEDA Participating Lender.
Fees	<ul style="list-style-type: none"> • \$500 WHEDA Purchase Review Fee • \$65 Tax Service Fee • \$35 Wire Fee, if applicable (Note: No fee for funds transfer via ACH)

Important: Refer to the WHEDA FHA Advantage Origination Guide – All requirements must be met

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