



## WHEDA Advantage FHA Product Matrix

### Correspondent and Sponsored Originators (Broker)

#### Automated Underwriting

Total Scorecard	<ul style="list-style-type: none"> <li>Approve/Eligible Recommendation (Fannie Mae DO® or DU®)</li> <li>Accept/Eligible Recommendation (Freddie Mac LP®)</li> </ul>
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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	640	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	640	Per HUD <sup>1</sup>	1

<sup>1</sup>See 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 <a href="http://wheda.com">wheda.com</a> for current Income Limits
Upfront MIP and Monthly MIP	See <a href="#">HUD Handbook 4000.01 Section II.A.2.e.i MIP Chart</a> <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"> <li>Broker Channel – WHEDA-paid compensation only. Borrower-paid compensation is prohibited.</li> <li>Correspondent Channel – Lender-paid or Borrower-paid compensation plans eligible, determined by WHEDA Participating Lender.</li> </ul>
Fees	<ul style="list-style-type: none"> <li>\$350 WHEDA Compliance Review Fee - Correspondent</li> <li>\$500 WHEDA Purchase Review Fee – Broker</li> <li>\$65 Tax Service Fee</li> <li>\$35 Wire Fee, if applicable (Note: No fee for funds transfer via ACH)</li> </ul>

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

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