

## Lender Update 2021-12

December 16, 2021

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### Conventional Eligibility Matrix Updated: Clarifying LTV limitations on Homestyle® Renovations loans

In an effort to provide additional clarity on Loan to Value limitations when combining Advantage Conventional HFA Preferred with HomeStyle® Renovation, we have updated our Conventional Eligibility Matrix for 2-4 unit properties.

For Purchase and Limited Cash Out Refinances (LCOR), the loan to value is limited to the following :

- 2 unit properties: 85% LTV/CLTV/HCLTV
- 3-4 unit properties: 75% LTV/CLTV/HCLTV

The [WHEDA Advantage Conventional Eligibility Matrix](#) has been updated accordingly.

### New Conventional and FHA Loan Limits

WHEDA has updated the loan limits in response to recent announcements from Fannie Mae and HUD. These limits affect the following programs:

- WHEDA Advantage Conventional - effective for all new loan applications on or after January 1, 2022
- WHEDA Advantage FHA - effective for all new case files on or after January 1, 2022.

The WHEDA Advantage [Income and Purchase Price Limits Chart](#) has been updated to reflect these changes.

### REMINDER: Only Borrowers can take title on WHEDA loans

As a reminder, non-borrowing occupants (other than a spouse) are **NOT** allowed to take title and/or be listed on the mortgage on WHEDA loans.

### REMINDER: HPMLs are not eligible in WHEDA's Conventional Program

WHEDA will not purchase a conventional mortgage that is deemed a Higher Priced Mortgage Loan (HPML).

Lenders may consider utilizing WHEDA's Easy Close Down Payment Assistance loan, which allows a maximum loan amount up to 6%, to reduce or offset mortgage insurance (MI) premiums loan.

### These options may include:

- reducing the Loan to Value Ratio, thus reducing the amount of MI coverage required, and/or
- utilizing Easy Close proceeds to cover an upfront MI premium.

Either option may result in lower finance charges minimizing the risk that a loan may be deemed a HPML.

### Staff Roster & Important Numbers

Need assistance from a Single Family staff member? Use our [Staff Roster](#) to connect with the people who can best serve you.

Underwriting	<a href="mailto:underwriting@wheda.com">underwriting@wheda.com</a>	800-334-6873
Lock Desk	<a href="mailto:lockdesk@wheda.com">lockdesk@wheda.com</a>	
Post-Closing	<a href="mailto:postclosing@wheda.com">postclosing@wheda.com</a>	
Sales	<a href="mailto:sales@wheda.com">sales@wheda.com</a>	
Servicing <sup>(1)</sup>	<a href="mailto:servicing@wheda.com">servicing@wheda.com</a>	800-562-5546

Receiving calls from existing WHEDA Borrowers with questions on how to make their payments, or payment options? Have them contact our Servicing Department for assistance.

Servicing	<a href="mailto:servicing@wheda.com">servicing@wheda.com</a>	800-562-5546
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