



CORRESPONDENT CHANNEL PRICE GRID

Lenders are able to charge any "normal & customary" fees to borrowers based on Lender business model. Max Origination fee is 2% and overall compensation is 5%

WHEDA DOES NOT ALLOW HPML ON CONVENTIONAL LOANS. IF YOU ARE UNSURE IF YOUR LOAN IS A HPML, YOU CAN DETERMINE HERE:

[RATE SPREAD CALCULATOR](#)

Effective May 16 2025 - 8:30AM - 5:30PM CT

Rates locked today expire on: 06/30/2025

ADVANTAGE CONVENTIONAL FIRST MORTGAGE PROGRAM

HFA Preferred™ with MI

TOTAL ANNUAL QUALIFYING INCOME (AQI) ⁽¹⁾ ≤ 80% AMI*		TOTAL ANNUAL QUALIFYING INCOME (AQI) ⁽¹⁾ > 80% AMI*	
Use CHARTER LEVEL MORTGAGE INSURANCE COVERAGE		MUST use STANDARD MORTGAGE INSURANCE COVERAGE	
95.01 - 97% LTV= 18%	90.01 - 95% LTV = 16%	95.01 - 97% LTV= 35%	90.01 - 95% LTV = 30%
85.01 - 90% LTV = 12%	80.01 - 85% LTV = 6%	85.01 - 90% LTV = 25%	80.01 - 85% LTV = 12%
Rate for AQI ≤ 80% AMI	<u>45 Day</u>	Rate for AQI > 80% AMI	<u>45 Day</u>
8.250%	102.604	8.250%	102.604
8.125%	102.332	8.125%	102.332
8.000%	102.000	8.000%	102.000
7.875%	101.668	7.875%	101.668

FTHB/VALOR HFA PREFERRED™ WITH MI AND TOTAL ANNUAL QUALIFYING INCOME (AQI) ≤ 80% AMI*		FTHB/VALOR HFA PREFERRED™ WITH MI AND TOTAL ANNUAL QUALIFYING INCOME (AQI) >80% AMI*	
Use CHARTER LEVEL MORTGAGE INSURANCE COVERAGE		MUST use STANDARD MORTGAGE INSURANCE COVERAGE	
Rate for AQI ≤ 80% AMI	<u>45 Day</u>	Rate for AQI > 80% AMI	<u>45 Day</u>
6.500%	102.000	6.500%	102.000

*AMI (Area Median Income) as determined by Fannie Mae. Total Household Compliance Income must meet the WHEDA Compliance Income and Purchase Price/Loan Limits for the appropriate program, BUT DOES NOT AFFECT PRICING.

⁽¹⁾The income used to qualify the borrower(s) for the purposes of determining acceptable debt-to-income ratios.

⁽²⁾Individual(s) who has/have not owned a principal residence or had benefit of ownership in a principal residence in the last 3 years. All borrowers and non-applicant spouses must meet this definition. Waived, if subject property is located in a designated target area, or Borrower is an Eligible Veteran⁽³⁾.

⁽³⁾Eligible Veteran - having a DD214 showing Honorable Discharge (NOT a VA loan – Does NOT use Veteran eligibility) ONE borrower must meet definition.

ADVANTAGE FHA FIRST MORTGAGE PROGRAM (203B)

Rate	<u>45 Day</u>
7.375%	102.500

WHEDA DOWN PAYMENT ASSISTANCE PROGRAMS

EASY CLOSE	
Easy Close Matrix	Easy Close Eligibility Matrix
Same rate as 1st mortgage - subject to TRID	

WHEDA LOAN FEES ON ALL LOANS

Purchase Review Fee	\$350	Tax Service Fee	\$65
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ADJUSTMENTS and MISCELLANEOUS FEES

Name	Adjustment or Fee	Loan Amount	Increase to Compensation
60 Day Rate lock	Add .125% to rate	Loan Amount \$60,000 - \$69,999	0.125
Rate extension fee	0.02% per day	Loan Amount \$50,000 - \$59,999	0.250
Wire fee (1 st mortgage only)	\$35	Loan Amount \$49,999 or less	0.375

Wisconsin Housing and Economic Development Authority (WHEDA)

908 E Main Street, Suite 501, Madison, WI 53703

1 (800) 334-6873

Lockdesk@wheda.com

FOR USE BY MORTGAGE PROFESSIONALS ONLY AND SHOULD NOT BE DISTRIBUTED TO CONSUMERS

All UW guidelines, Program Matrices, Income and Purchase Price limits can be found at www.WHEDA.com

in the

[Lender Toolkit](#)

Program information is provided by WHEDA as a courtesy and is meant for informational purposes only. It may not highlight all requirements of the program and does not reduce or eliminate any requirements set forth in our guidelines. Guidelines are subject to change without notice

ADVANTAGE CONVENTIONAL	
Program Matrix	Advantage Conventional Eligibility Matrix
Compliance Income/Loan/Purchase price limits	Conventional & FHA (if not utilizing any enhancements)
Minimum Credit Score AUS	620 with Approve Eligible (A/E)
WHEDA ADVANTAGE FHA	
Program Matrix	FHA Eligibility Matrix
Compliance income \$ Loan/Purchase Price Limits	Conventional and FHA
Minimum Credit Score AUS	640 with Approve/Eligible (A/E) - 45% Max DTI