



MINI- 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%

WE ARE CURRENTLY WORKING ON LOAN FILES RECEIVED ON APRIL 16TH

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 April 16, 2021 - 8:30AM - 5:30PM CT

Rates locked today expire on: 06/01/2021

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 <u>CHARTER LEVEL MORTGAGE INSURANCE COVERAGE</u> | | MUST use <u>STANDARD MORTGAGE INSURANCE COVERAGE</u> | |
| 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> |
| 3.375% | 102.322 | 3.750% | 102.322 |
| 3.250% | 102.049 | 3.625% | 102.049 |
| 3.125% | 101.750 | 3.500% | 101.750 |
| 3.000% | 101.408 | 3.375% | 101.408 |

| 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> |
| 2.875% | 101.750 | 3.250% | 101.750 |

*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 | 45 Day |
|---------------|----------------|
| 3.375% | 102.000 |

WHEDA DOWN PAYMENT ASSISTANCE PROGRAMS

| EASY CLOSE | CAPITAL ACCESS 0% APR |
|---|---|
| Easy Close Matrix Easy Close Eligibility Matrix | Capital Access Matrix Capital Access Eligibility Matrix |
| Same rate as 1st mortgage - subject to TRID | Capital Access Income/Purchase Price Limits Capital Access Income/Purchase Price Limits |

WHEDA LOAN FEES ON ALL LOANS

| | | | |
|---------------------|-------|-----------------|------|
| Purchase Review Fee | \$500 | Tax Service Fee | \$65 |
|---------------------|-------|-----------------|------|

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 | 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)

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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 |