

Lending Guidelines

Borrowed Down Payment Purchase Program-Insured

Allows first-time home buyers with strong employment and credit history the ability to borrow the necessary funds needed for a down payment instead of relying on savings.



First Time Buyer



Down Payment

Product Features

Maximum Purchase Price	\$1 million
Down Payment	<p>Minimum 5% for purchase prices up to \$500,000. For purchase prices of \$500,000 to \$999,999: minimum 5% on the first \$500,000 and 10% on the remaining amount above \$500,000.</p> <p>The down payment (and in some cases, also the closing costs) can be borrowed from different sources such as a personal line of credit, loan, credit card or individual. The lender simply uses the monthly payments in your servicing ratios.</p>
Premium Rate	<p>Up to 65% LTV Ratio = 0.60% Premium Rate and 0.60% Top-Up Premium</p> <p>65.01% - 75% LTV Ratio = 1.70% Premium Rate and 5.90% Top-Up Premium</p> <p>75.01% - 80% LTV Ratio = 2.40% Premium Rate and 6.05% Top-Up Premium</p> <p>80.01% - 85% LTV Ratio = 2.80% Premium Rate and 6.20% Top-Up Premium</p> <p>85.01% - 90% LTV Ratio = 3.10% Premium Rate and 6.25% Top-Up Premium</p> <p>90.01% - 95% LTV Ratio = 4.00% Premium Rate and 6.30% Top-Up Premium</p>

Qualifications

- Up to 90% LTV for properties with 3-4 units
- Same criteria as the less than 20% down purchase program for Purchase Plus Improvement and Progress Advance Program

