



Purchase Loans	NLS DPCC	NLS NND DPCC	NLS HOF DPCC	NLS Loans	Legacy Fund (Single Parents)
Housing Ratio	29% (typically)	29% (typically)	29% (typically)	29% (typically)	29% (typically)
DTI Ratio	41% (typically)	41% (typically)	41% (typically)	41% (typically)	41% (typically)
Max Income	**100% AMI	**150% AMI	**115% AMI	**150% AMI	**150% AMI
Mortgage Insurance	Not Required	Not Required	Not Required	Not Required	Not Required
Loans Purpose	Purchase of Owner Occupied Single Family Residence	Purchase of Owner Occupied Single Family Residence	Purchase of Owner Occupied Single Family Residence	Purchase of Owner Occupied Single Family Residence	Purchase of Owner Occupied Single Family Residence
Loan Amounts	\$2,500, \$5,000, or \$7,500 amounts	\$2,500, \$5,000, or \$7,500 amounts	\$2,500, \$5,000, \$7,500 or \$10,000	\$10,000 Maximum	\$2,000 Set Loan Amount
Maximum CLTV	115%	115%	115%	115%	115%
Security	Loan Agreement or Note & Mortgage	Loan Agreement or Note & Mortgage	Note & Mortgage	Note & Mortgage	Note & Mortgage
Loan Fees	1% Origination Settlement, Recording and Credit Report	1% Origination Settlement, Recording and Credit Report	1% Origination Settlement ONLY	1% Origination Settlement, Recording and Credit Report	1% Origination Settlement, Recording and Credit Report
Roll fees into loan?	NO	NO	NO	NO	NO
Current Interest Rate	3%	3%	0%	3% to 8%	0%
Term Limits	10 years Fully Amortized	10 years Fully Amortized	30 years Deferred Due on Sale	7 years Fully Amortized	30 years Deferred Due on Sale
Monthly Payments	Yes	Yes	No	Yes	No
Appraisal Required	Tax Value or Appraisal	Tax Value or Appraisal	Tax Value or Appraisal	Tax Value or Appraisal.	Tax Value or Appraisal
NW Homebuyer Ed	Required	Required	Required	Required	Required
Auto Pay required	Yes	Yes	No	Yes	No
Credit Score	640	640	640	640	640

**** Based on Area Median Income. All DPA/DPCC loans are offered as Subordinate Liens/Mortgages**

NLS Loans 45% Debt Ratios upon approval with strong compensating factors. HOF & Legacy Fund Loans are due on sale, cash-out refi or 30 years whichever comes first. Funds can't be used toward the borrower's required 3.50% down payment on FHA loans

NLS Loans require a \$500 minimum borrower investment. No Cash Back to the borrower at closing.

NLS DPCC & NND DPCC may be a Loan Agreement or a Note & Mortgage to meet individual lenders requirements