

Purchase Loans	NLS DPCC	NLS - Neighbor Next Door DPCC	Legacy Fund (For Single Parents)
Housing Ratio	29% (w/ some exceptions)	29% (w/ some exceptions)	29% (w/ some exceptions)
DTI Ratio Limit	41% (45% with approval)	41% (45% with approval)	41% (45% with approval)
Max Income	**100% AMI	**150% AMI	**150% AMI
Mortgage Insurance	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
Loan Amounts	\$1,000 to \$6,000 \$7,500 w/ approval	\$1,000 to \$6,000 \$7,500 w/ approval	\$2,000 Set Loan Amount
Maximum CLTV	115%	115%	115%
Security	Subordinate Note & Mortgage	Subordinate Note & Mortgage	Subordinate Note & Mortgage
Loan Fees	1% Origination Settlement, Recording and Credit Report	1% Origination Settlement, Recording and Credit Report	1% Origination Settlement, Recording and Credit Report
Roll NLS fees into loan?	NO	NO	NO
Interest Rate	3%	3%	0%
Term Limits	10 years Fully Amortized	10 years Fully Amortized	30 years Deferred Due on Sale
Monthly ACH Payments	Required	Required	No
Appraisal Required	Use 1 st Mortgage Lenders appraisal	Use 1 st Mortgage Lenders appraisal	Use 1 st Mortgage Lenders appraisal
NWDHR Homebuyer Education Certificate	Required	Required	Required
Borrower Minimum Investment	\$500	\$500	\$500
Credit Score	640 w/ some exceptions	640 w/ some exceptions	640 w/ some exceptions

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

45% Debt Ratios upon approval with strong compensating factors. 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

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

All Loan amounts will be based on the borrowers NEED and limited to the amount of down payment/closing costs necessary to close.

Revised 12/14/2018