



TOPIC	ADVANTAGE DPA
DPA Amount	3.5% or 5%.
Term and Rate	<ul style="list-style-type: none"> <li>• Repayable: Amortized, 10-year term with a fixed interest rate 2% higher than the first mortgage.</li> <li>• Forgivable: 30-year term with a fixed 0% interest rate. No monthly payments. Forgiven at the borrower's request after 36 consecutive, on-time payments on the first mortgage.</li> </ul>
AMI Limit	<ul style="list-style-type: none"> <li>• No income limits.</li> <li>• LLPA will be applied when AMI is above 160%.</li> </ul>
Credit Score	<ul style="list-style-type: none"> <li>• Minimum 600 Fico score for all borrowers.</li> </ul>
DTI	<ul style="list-style-type: none"> <li>• Per AUS.</li> <li>• If payment shock exceeds 225%, front-end/housing ratio may not exceed 36%.</li> </ul>
Payment Shock	<ul style="list-style-type: none"> <li>• 225% or less if (a) AUS approval and credit score 620 or below; or (b) manually underwritten.</li> <li>• Payment shock may exceed 225% only if front-end/housing ratio is 36% or lower.</li> </ul>
Homebuyer Education	<ul style="list-style-type: none"> <li>• Required for each borrower with a credit score below 640</li> </ul>
Property Types	<ul style="list-style-type: none"> <li>• SFR</li> <li>• PUD</li> <li>• Condo</li> <li>• Manufactured</li> <li>• Duplex</li> <li>• FHA 203 (B) only</li> </ul>
Verification of Rent	<ul style="list-style-type: none"> <li>• A 12-month VOR is required if the loan is manually underwritten</li> </ul>



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Non-Occupant Borrowers	<ul style="list-style-type: none"> <li>Allowed (family members or relatives only, as defined by FHA). Only occupant borrowers' incomes are considered when determining whether a file meets AMI limits.</li> <li>Total occupying borrower income must be sufficient to make monthly mortgage, and debt payments on its own, and an LOX may be required showing the non-occupant co-borrower will contribute to monthly mortgage payments.</li> </ul>
Manual Underwriting	<ul style="list-style-type: none"> <li>Allowed: Refer/Eligible AUS results or manually downgraded borrowers are underwritten per FHA manual UW guidelines. No credit or non-traditional/alternative credit not allowed.</li> <li>Supporting documentation from the DE must be provided and meet FHA requirements. Completed VOR required, payment shock 225% or less.</li> </ul>
Residency	<ul style="list-style-type: none"> <li>Follow 4000.1 Guidelines</li> </ul>
UDM/Soft Pull Credit Update	<ul style="list-style-type: none"> <li>To reduce the risk of new adverse debt or credit activity prior to closing, a soft pull credit update, or a UDM (undisclosed debt monitoring) report, from at least two credit bureaus is required within 10 calendar days prior to closing.</li> <li>Undisclosed debt or adverse credit activity found must be re-underwritten or satisfactorily resolved by an LOE from the DE underwriter.</li> </ul>
Borrower Informational Video	<ul style="list-style-type: none"> <li>All borrowers are required to watch an informational video regarding loan payments prior to closing, and complete the form that comes with the video: <a href="#">Travisa Financial Servicing Video</a></li> </ul>