



Matrix

FirstHome Program Overlay Government and Conventional

This Matrix is a summary of the Utah Housing overlays for an FHA, VA, or Conventional Mortgage. For an overlay not listed on this Matrix, the lender should follow applicable agency guidelines and compliance requirements.

Program Information		
	FirstHome Government	FirstHome Conventional
Terms	Owner-occupied, 30-year fixed rate, purchase first-lien FHA or VA Mortgage.	Owner-occupied, 30-year fixed rate, purchase first-lien conventional mortgage with PMI.
Application Disclosure & Forms	Utah Housing Loan Application Disclosure (UHC Form 045) is required and should be signed at application. - Borrower(s) attest on the UHC Application Disclosure that they do not intend to transfer any interest on or after closing. If interest is transferred, the loan may become due and payable. - Signed Certification of Borrower Household Income (UHC Form 190). - Signed Utah Housing Recapture Notice (UHC Form 048). Utah Housing Borrower Affidavit (UHC Form 047B). Utah Housing Rider to the Deed of Trust (UHC Form 014B). - If applicable: Riders for manufactured, condo, and PUD. Attached and recorded with the First Deed of Trust.	
Buydown	Permanent interest rate buydowns are available. (Utah Housing does not offer temporary or 2-1 buydowns).	
Interest Rates	Daily Interest Rate emails are sent daily and are posted to the Utah Housing website.	
Income Limit	Annual household income as listed on the Utah Housing Webpage. - Verification of Current Gross Household Income is required for all persons signing the UHC First Mortgage Note and/or Deed of Trust and takes title to the property. - Current Gross Household Income is calculated for 12 months beginning on the date of application or 30 days before closing if the closing occurs more than 120 days after the date of application. - Refer to the Household Income definition and Section 6.1.1.1 Maximum Household Income in our Selling Supplement.	

OFAC & Social Security Numbers	OFAC findings on credit reports or from a third party must reflect “no match found” or “no results”. Verification of all 9 digits of the Social Security number is required.	
Purchase Price, Loan Limits	Purchase Price Limits as listed on the Utah Housing Webpage.	
Borrower Eligibility		
	FirstHome Government	FirstHome Conventional
Application	The application must show a three-year residency history, that the borrower will occupy the home as their principal residence and have not previously owned a home.	
Credit Scores	660 Minimum FICO® Score is required for the borrower(s) and non-occupant co-signer(s). For occupant co-borrowers without a score, alt credit is permitted. Follow FHA or VA guidelines.	680 Minimum FICO® Score is required. - For credit reports reporting three scores, reference the middle score; for two scores, reference the lower score. A minimum of one FICO® Score is required. - Alt credit is not permitted *non-occupant co-borrower/co-signer not permitted
Homebuyer Education	Recommended, but not required.	When all occupying borrowers are first-time homebuyers, at least one borrower must complete the Homebuyer Education before closing. The course must be completed before the First Mortgage Note date, and certification must be included with the file; if not completed by the note date, the loan will be ineligible for purchase. - The certificate must be dated and signed at the time of course completion. The borrower’s signature is required if the certificate displays a signature line. The completion date must be within one year before the Note date. Borrowers whose mortgage insurance is through MGIC may take the MGIC Homebuyer Education Course.
Loan-to-Value (LTV)	Follow FHA/VA guidelines	97% maximum LTV for Single Family properties. The borrower may use UHC DPA Second funds to reduce the LTV to 95% and reduce the MI and monthly mortgage payments. 105% total loan to value (TLTV).

First-Time Homebuyer	All occupant borrowers must be first-time homebuyers (borrowers who have not had an ownership interest in a Principal Residence three years before the date of execution of the loan). • Exceptions for single parents and Veteran borrowers.	
Mortgage Insurance	Follow FHA and VA guidelines.	MGIC and Essent are currently the only MI companies permitted.
Multiple UHC Loans	A borrower who has previously had a UHC loan may be eligible for another UHC First Mortgage and DPA Second. The previous UHC Loan(s) must be paid in full.	
Non-Occupying Co-Signer	A non-occupying co-signer: • <u>May NOT</u> sign or be listed as a mortgagor on the Deed of Trust nor take Title. • <u>May NOT</u> sign the Borrower Affidavit (UHC Form 047b). • Is required to sign the Note(s). Can sign all other documents.	Non-Occupant co-signers/co-borrowers are not Permitted on FirstHome Conventional.
Occupancy	The borrower must occupy the dwelling within 60 days of closing; rent-back credit is not permitted.	
Residence Use, Rental	No portion of the residence can be rented throughout the term of the UHC Loan. • Not Permitted: a residence containing a second kitchen that has been permanently blocked off from the rest of the dwelling, a property that has more than one meter, or is advertised as a rental. • Not Permitted: any business use exceeding 15% of the home's square footage.	
Tax Returns	One year tax return required on all self-employed borrowers or as required by AUS	
Tax Transcripts	Form 4506-C Ives in Lender's name, or 8821 request for tax transcripts, or W2 transcripts as required on AUS	Form 4506-C Ives in Lender name, or 8821 request for tax transcripts or W2 transcripts as required on AUS, or optional 4506-C listing DataVerify as an Ives participant. IF a loan is selected for an audit after purchase, UHC will require a 4506-C listing DataVerify as an Ives participant or 2 years tax returns.
Required Reports	Follow applicable agency guidelines	• Successful Uniform Collateral Data Portal (UCDP) and Submission Summary Report (SSR). • Successful UCD Findings Report. • LQA (minor issues may require explanation and read Loan Assessment Summary ineligible).
Underwriting	Follow FHA/VA guidelines	A risk class "Accept" is required. Manually underwritten loans are not permitted

Property Eligibility		
	FirstHome Government	FirstHome Conventional
Acreage Limitations	1-acre limit, or 5-acre limit for properties located in a rural area.	
Eligible Properties	Single-unit owner-occupied residences, PUDs, condominiums, townhomes, and manufactured homes on a permanent foundation. Refer to Locking a Manufactured Home for pre-approval requirements.	Single-unit owner-occupied residences, PUDs, condominiums, townhomes
Ineligible Properties	Ineligible properties include dwellings that are not owner-occupied, investments, long and short-term rentals (such as Airbnb), recreational properties, and properties with more than one utility meter. **Manufactured homes not permitted on conventional loans.	
Repairs	Escrowed repairs are permitted in compliance with agency requirements with a completed and signed Escrow Agreement. Repairs listed, “subject to” on the appraisal, must be completed before UHC purchases the loan. Repair escrows may not be included in the DPA Second.	
Water Rights	Water Stock Certificates must be transferred, deeded, and assigned to Utah Housing Corporation in compliance with the State of Utah and Utah Housing, and agency guidelines. - Refer to the UHC Selling Supplement Section 9.11.3, and - The Utah Division of Water Rights Webpage and the Utah Housing Webpage.	
Down Payment Assistance (DPA Second)		
	FirstHome Government	FirstHome Conventional
Traditional UHC DPA	Refer to the DPA Second Fact Sheet for permitted closing costs, closing, subordinating, and credit default restrictions. - DPA amount, up to 6% of the first mortgage amount as listed on the First Note. May include FHA upfront MIP. Not to exceed \$27,500. - The DPA Second is closed concurrently with a UHC First Mortgage. - Fully amortizing, 30-year, fixed-rate second mortgage at an interest rate of 1% above the UHC First Mortgage rate, not to exceed 8% and not less than the first mortgage interest rate.	
Deferred UHC DPA	Refer to the DPA Second Fact Sheet for permitted closing costs, closing, subordinating, and credit default restrictions. - DPA amount up to 3.5% of the first mortgage amount as listed on the First Note. May include FHA upfront MIP. Not to exceed \$27,500. - The DPA Second is closed concurrently with a UHC First Mortgage 30-year fixed rate second mortgage at an interest rate of 3.5%, deferred simple interest. - No monthly payment required - Outstanding principal and deferred interest are due upon maturity, sale, or refinance of the property.	

Locking an Interest Rate, Requesting a Mortgage Purchase Agreement (MPA)		
	FirstHome Government	FirstHome Conventional
Lock A Rate	Authorized individuals may lock an interest rate by logging into the PowerLender Portal located on the Utah Housing Lender webpage. Only individuals who have been assigned login credentials from their company will be able to access the portal. • When in the portal, under “Lock a Rate (MPA),” click on “Enter an MPA” and complete the required data fields. • The locking process will include a preliminary eligibility review and will only allow a loan program to be locked if it meets all eligibility requirements. The application will automatically calculate the interest rate based on the data entered and the loan program selected. • Before submitting a lock request, the lender will be able to verify the base interest rate and any applicable interest rate adjustments. • The lender may increase or decrease the loan amount specified on the MPA without requesting a modification of the MPA, not to exceed 5% of the specified loan amount.	
Lock Extension and Expiration	The lender may request a daily extension in the Utah Housing PowerLender System “Lock a Rate, Extend or Cancel Lock Request.” • Four extensions for a maximum of a 30-day extension, at \$25 a day. Loans needing more than 30 days may be permitted. • Canceled Loans, will not be charged a non-delivery fee if the lender cancels the Lock in Utah Housing’s PowerLender system before the Final Loan Delivery Date.	
Manufactured Homes and Locking	Utah Housing must pre-approve manufactured home documents before the lender requests an interest rate lock. • The manufactured home must be on a permanent foundation (taxed as Real Property at the time placed). It cannot be in a Mobile Home Park where the land the manufactured home is located is leased property. • Must have a floor area no less than 600 square feet and 12 feet wide. • Cannot be a HUD Title One Property. If the visual inspection of the serial number does not match the IBTS Report, the home is not eligible for UHC financing.	Not permitted on Conventional Loans

Closing, Shipping, Insurance		
	FirstHome Government	FirstHome Conventional
Closing & Shipping	A separate Matrix for Closing, Shipping, Insurance, and Delivering the loan can be located on Utah Housing’s web page.	
First Mortgage Allowable Closing Costs	Allowable Closing Costs: • Origination Charges must be itemized, and the Origination Fee cannot exceed 1.5%. • Follow Agency, federal, and state requirements for all other fees. • Discount Fees (costs) cannot exceed the amount shown on the Mortgage Purchase Agreement (MPA).	
Note & DOT	The Promissory Note and MERS Deed of Trust must comply with GSE and FHA/VA guidelines. • Borrowers signing the Deed of Trust should be on the Note. • Borrowers cannot transfer interest or title to another person not on the mortgage at or after closing (Warranty Deed) or the loan may become due and payable.	
Insurance: Hazard, Flood, HOA	Insurance Deductible cannot exceed \$5,000 for all required polices. • If the deductible on a Condo or PUD HOA policy exceeds \$5,000, a paid HO6 Policy (supplemental insurance policy) is required. This policy must cover the full deductible of the Condo or PUD HOA policy. The deductible on an HO6 Policy cannot exceed \$5,000. • The Flood Insurance maximum deductible clause shall be the lesser of \$5,000 or 1% of the policy face amount. • The first Payment Letter, prepared at closing, should include a monthly escrow amount for all policies (including HO6 if applicable). Mortgagee Clause: Utah Housing Corporation, its successors, and/or assigns, PO Box 70569, Salt Lake City, UT 84170.	
Contact Information		
Mortgage Banking	Email Mortgage@uthc.org or call 801-902-8200 and ask for a Mortgage Banking Underwriter.	
Utah Housing Corporation 2479 South Lake Park Blvd. West Valley City, UT 84120		
www.utahhousingcorp.org		