WASHINGTON STATE HOUSING FINANCE COMMISSION

*Opening doors to a better life*

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# Home Advantage

## Government Loans

| Effective Date | Effective Time | 30 Year Fixed Conforming: Up to $510,400 | Lock Term | Origination Fee | High Balance Loan Add-On Fee 1 | HA DPA Options 2 | |
|---|---|---|---|---|---|---|---|
| **Income Under $145,000** | | | | | | | |
| **FHA, VA and USDA Loans:** | | | | | | | **DTI <=45% (FICO 620+)** |
| 10/2/2020 | 9:00 AM | 3.000% | (60 Day) | 1% | +1.5 | 4% DPA | |
| 10/2/2020 | 9:00 AM | 3.875% | (60 Day) | 0% | +1.5 | 4% DPA | |
| *ENERGYSPARK:* | | | | | | | |
| 10/2/2020 | 9:00 AM | 2.750% | (75 Day) | 1% | +1.5 | 4% DPA | |
| **FHA, VA and USDA Loans:** | | | | | | | **DTI > 45% (FICO 640+)** |
| 10/2/2020 | 9:00 AM | 3.000% | (60 Day) | 1% | +1.5 | 4% DPA | |
| 10/2/2020 | 9:00 AM | 3.875% | (60 Day) | 0% | +1.5 | 4% DPA | |
| *ENERGYSPARK:* | | | | | | | |
| 10/2/2020 | 9:00 AM | 2.750% | (75 Day) | 1% | +1.5 | 4% DPA | |

1. Beginning January 1, 2019 the high balance fee will apply to loans delivered to GSE's with loan amounts above $510,400 and up to $741,750 in King, Pierce, and Snohomish counties. NOTE: High Balance loans not available on Freddie Mac HFA Advantage program.

2. Other DPA programs available. See lender programs page for more information.

*Rates subject to change without notice. WSHFC staff will make every reasonable effort to post daily rates by 9:00am Monday - Friday PST. Rates posted after 4:00pm PST, over holidays, and weekends are sample rates from the previous business day and are not to be relied upon for reservations. Homebuyers interested in applying for financing should contact one of the Commission's Participating Lenders. The Commission does not lend money directly to consumers. Participating Lenders pre-qualify consumers and originate all mortgage loans. This is not an advertisement for credit as defined in Regulation Z. Contact a Commission Participating Lender for Annual Percentage Rate (APR). This is not a commitment to lend. Further fees may apply. Contact your participating loan officer for more information. Interest rate buydowns are prohibited. Visit heretohome.org for more information.*

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## Freddie Mac Conventional HFA Advantage

### Income under $145,000

| Effective Date | Effective Time | 30 Year Fixed Conforming: Up to $510,400 | Lock Term | Origination Fee | High-Balance Loan Add-On Fee (1) | HA DPA Options (2) | |
|---|---|---|---|---|---|---|---|
| **Freddie Mac Conventional HFA Advantage Loans** | | | | | | | Income > 80% Area Median |
| 10/2/2020 | 9:00 AM | 4.250% | (60 Day) | 1% | N/A | 4% DPA | |
| 10/2/2020 | 9:00 AM | 4.750% | (60 Day) | 0% | N/A | 4% DPA | |
| 10/2/2020 | 9:00 AM | 5.250% | (60 Day) | 0% | N/A | 5% DPA | |
| **Freddie Mac Conventional 1st only** | | | | | | | |
| 10/2/2020 | 9:00 AM | 3.000% | (60 Day) | 1% | N/A | N/A | |
| 10/2/2020 | 9:00 AM | 3.375% | (60 Day) | 0% | N/A | N/A | |
| **Freddie Mac Conventional HFA Advantage Loans** | | | | | | | Income =< 80% Area Median |
| 10/2/2020 | 9:00 AM | 3.375% | (60 Day) | 1% | N/A | 4% DPA | |
| 10/2/2020 | 9:00 AM | 4.125% | (60 Day) | 0% | N/A | 4% DPA | |
| 10/2/2020 | 9:00 AM | 4.250% | (60 Day) | 0% | N/A | 5% DPA | |
| **Freddie Mac Conventional 1st only** | | | | | | | |
| 10/2/2020 | 9:00 AM | 2.750% | (60 Day) | 1% | N/A | N/A | |
| 10/2/2020 | 9:00 AM | 2.750% | (60 Day) | 0% | N/A | N/A | |

1. **Beginning January 1, 2020 the high balance fee will apply to loans delivered to GSE's with loan amounts above $510,400 and up to $741,750 in King, Pierce, and Snohomish counties. NOTE: High Balance loans not available on Freddie Mac HFA Advantage program.**

2. Other DPA programs available. See lender programs page for more information.

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# Fannie Mae Conventional HFA Preferred Loans

## Income Under $145,000

### Income > 80% Area Median

| Effective Date | Effective Time | 30 Year Fixed Conforming: Up to $510,400 | Lock Term | Origination Fee | High-Balance Loan Add-On Fee (1) | HA DPA Options (2) |
|---|---|---|---|---|---|---|
| **Fannie Mae First with Down Payment Assistance** | | | | | | |
| 10/2/2020 | 9:00 AM | 4.125% | (60 Day) | 1% | +1.75 | 4% DPA |
| 10/2/2020 | 9:00 AM | 4.375% | (60 Day) | 0% | +1.5 | 4% DPA |
| 10/2/2020 | 9:00 AM | 4.875% | (60 Day) | 0% | +1.5 | 5% DPA |
| *EnergySpark* | | | | | | |
| 10/2/2020 | 9:00 AM | N/A | (75 Day) | 1% | N/A | 4% DPA |
| **Fannie Mae First with no WSHFC Down Payment Assistance** | | | | | | |
| 10/2/2020 | 9:00 AM | 3.000% | (60 Day) | 1% | +1.5 | N/A |
| 10/2/2020 | 9:00 AM | 3.375% | (60 Day) | 0% | +1.5 | N/A |
| *EnergySpark* | | | | | | |
| 10/2/2020 | 9:00 AM | N/A | (75 Day) | 1% | N/A | N/A |

### Income <= 80% Area Median

| | | | | | | |
|---|---|---|---|---|---|---|
| **Fannie Mae First with Down Payment Assistance** | | | | | | |
| 10/2/2020 | 9:00 AM | 3.500% | (60 Day) | 1% | +1.5 | 4% DPA |
| 10/2/2020 | 9:00 AM | 4.000% | (60 Day) | 0% | +1.5 | 4% DPA |
| 10/2/2020 | 9:00 AM | 4.250% | (60 Day) | 0% | +1.5 | 5% DPA |
| *EnergySpark* | | | | | | |
| 10/2/2020 | 9:00 AM | 3.250% | (75 Day) | 1% | +1.5 | 4% DPA |
| **Fannie Mae First with no WSHFC Down Payment Assistance** | | | | | | |
| 10/2/2020 | 9:00 AM | 2.625% | (60 Day) | 1% | +1.5 | N/A |
| 10/2/2020 | 9:00 AM | 2.875% | (60 Day) | 0% | +1.5 | N/A |
| *EnergySpark* | | | | | | |
| 10/2/2020 | 9:00 AM | 2.375% | (75 Day) | 1% | +1.5 | N/A |

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