



NON-BORROWING SPOUSE AND CO-SIGNER MATRIX

By setting forth this guidance, WCDA in no way guarantees or assures the protection of the interest of any person or entity interest in any subject property. WCDA recommends consultation with an attorney, tax advisor, title insurer, and/or mortgage insurer/guarantor as deemed appropriate.

TOPIC	NON-BORROWING SPOUSE		CO-SIGNER	
	STANDARD HOME\$TRETCH	HFA AND ADVANTAGE AMORTIZING DPA	STANDARD HOME\$TRETCH	HFA AND ADVANTAGE AMORTIZING DPA
INCOME				
Qualifying Income	N/A	· Annual Qualifying Income (from underwriting transmittal form), not to exceed applicable product income limits	Follow insurer/guarantor guidelines	· Annual Qualifying Income (from underwriting transmittal form), not to exceed applicable product income limits
Total Family Income	Must be included	N/A	Do not include	N/A
MORTGAGE REVENUE BOND (MRB) Docs				
MRB Form 400 - Mortgagor's Affidavit of Eligibility	· Will not sign	N/A	· Will not sign	N/A
MRB Form 405 - Family Income Affidavit	· All of the non-borrowing spouse's income will be included on the MRB Form 405 - Family Income Affidavit · The non-borrowing spouse must sign Page 2 as a secondarily liable resident	N/A	· Will not sign · Co-Signer Income is not included on the MRB Form 405 - Family Income Affidavit	N/A
MRB Form 410 - Affidavit of Qualification as Veteran	· Will not sign	N/A	· Will not sign	N/A
MRB Form 420 - Notice of Potential Recapture Tax	· Will not sign	N/A	· Will not sign	N/A
MRB Form 425 - Information Required to Determine Potential Recapture Tax	· Will not sign	N/A	· Will not sign	N/A
H\$ Form 425 - Information Required to Determine Potential Recapture Tax	· Will not sign	N/A	· Will not sign	N/A



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	STANDARD HOME\$TRETCH	HFA AND ADVANTAGE AMORTIZING DPA	STANDARD HOME\$TRETCH	HFA AND ADVANTAGE AMORTIZING DPA
OTHER				
Borrower Consent to Use of Tax Return Information (only when Tax Return/Transcript are required by AUS or manual underwrite)	N/A	HFA only - to be signed by all names on the return/transcript Advantage - N/A	N/A	HFA only - to be signed by all names on the return/transcript Advantage - N/A
All Application Documents	N/A		Must sign all loan documents excluding the MRB Docs listed above	Must sign all loan documents
Homestead Waiver	· Not required by WCDA		N/A	
MERS Mortgage	· Can be on the face of the Mortgage if they take title AT closing	N/A	· Cannot be on the Mortgage · Cannot sign the Mortgage	Follow requirements of first mortgage loan product
Note	· Will not sign the Note		· Will sign the Note	
Notice to Co-Signer [Product] Form 415	N/A		· Must sign	
Power of Attorney	· Can be appointed as a Power of Attorney · Cannot sign as a POA on the MRB Docs listed below MRB Form 400 - Mortgagor's Affidavit of Eligibility MRB Form 405 - Family Income Affidavit		· Can be appointed as a Power of Attorney	
Purchase Contract	Will not be included on the purchase contract as a "Buyer"		Will not be included on the purchase contract as a "Buyer"	
Transfer of Title Warranty Deed	· Can be added to title at closing · May not be added to the title after closing.	Follow insurer/guarantor guidelines	· Cannot be added to title	Follow insurer/guarantor guidelines