



SPRUCE UP QUICK REFERENCE

Purpose - purchase and rehabilitation of a home using a single-close loan. Follows all the same requirements of the Standard First-Time Homebuyer product.

DETAILS

- Must meet Federal Eligibility Requirements, complete list in chapter 3 of WCDA's Seller Guide
- Purchase Price and Income Limits are listed in chapter 6 of WCDA's Seller Guide
- Standard Interest Rate
 - Fixed rate 30-year fully amortizing mortgages only
 - Current rate is posted on the WCDA website
 - 90-day interest rate lock
- Military Preference Interest Rate
 - Fixed rate, 30-year fully amortizing mortgages only
 - Military preference rate is given to honorably discharged veterans, active-duty military, or reservists (includes National Guard) in good standing
 - Current rate is posted on the WCDA website
 - 90-day interest rate lock
- Home Again Interest Rate – reduced rate for WCDA REO properties only
 - Fixed rate, 30-year fully amortizing mortgages only
 - Current rate is posted on the WCDA website
 - 90-day interest rate lock
- Manufactured homes are eligible
- 620 minimum middle score required - see Seller Guide for no credit borrowers
- Maximum DTI is 45% when using Down Payment Assistance
- Minimum Borrower Contribution of \$1,500 when using Down Payment Assistance Loan
- First-Time Homebuyer Education required
- Underwriting Type – AUS use DU (Desktop Underwriter) system with FHA Total Scorecard parameters or GUS (Guaranteed Underwriting System) approvals. Manual underwrite, use insurer/guarantor guidelines.
- Co-signors do not sign MRB Forms
- Rehabilitation Time Frame – must be complete within 6 months if utilizing FHA 203(k) guidelines. If using RD financing completion is required in 3 months
- Repairs – may not exceed insurer/guarantor maximum, there is no minimum
- Appraisal – an after improved value appraisal must be obtained
- Contingency Reserve - equal to no less than 10% of the financeable repair and improvement costs, see WCDA Seller Guide for full details
- WCDA Required Inspections – plumbing, heating, electrical, roof, and structure/foundation
- Required Documentation, see SU Form 200 – Required Documents Checklist