



NON-BORROWING SPOUSE, CO-HEAD OF HOUSEHOLD 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-HEAD OF HOUSEHOLD			CO-SIGNER		
	STANDARD, SPRUCE UP, and HOME\$TRETCH	HFA, ADVANTAGE and AMORTIZING DPA	EDGE and HOME\$TRETCH	STANDARD, SPRUCE UP, and HOME\$TRETCH	HFA, ADVANTAGE, EDGE, and AMORTIZING DPA	EDGE and HOME\$TRETCH
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 300 - Tax Exempt Financing Rider to attach to the Mortgage	• Will not sign	N/A		• Will not sign	N/A	
H\$ Form 300 - Tax Exempt Financing Rider to attach to the H\$ Mortgage	• Will not sign	N/A		• Will not sign	N/A	
MRB Form 400 - Mortgagor's Affidavit of Eligibility	• Will sign	N/A		• Will not sign	N/A	
MRB Form 405 - Family Income Affidavit	• Will sign All of the non-borrowing spouse's and co-head of household income will be included on the MRB Form 405 - Family Income Affidavit	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	• Will not sign	N/A		• Will not sign	N/A	



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(MRB) Docs Continued						
H\$ Form 425 - Information Required to Determine Potential	· Will not sign	N/A		· Will not sign	N/A	
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	N/A	HFA only - to be signed by all names on the return/transcript Advantage – N/A	N/A
All Application Documents	N/A			Must sign all loan documents excluding the MRB Docs listed above	Must sign all loan documents	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 and cannot sign the Mortgage	Follow requirements of first mortgage loan product	Cannot be on the Mortgage and cannot sign the Mortgage
Note	· Will not sign the Note			· Will sign the Note		
Notice to Co-Signer [Product] Form 415	N/A			Yes (Cannot be signed by a POA)		
Power of Attorney	Can be appointed as a POA Cannot sign as a POA on MRB Form 400 and MRB Form 405.	Can be appointed as a Power of Attorney		Can be appointed as a Power of Attorney		
Purchase Contract	Can 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	