

In addition to meeting the Start Up or Step Up eligibility requirements listed below, loans must meet base product guidelines (**FHA, VA, RD, Fannie Mae HomeReady™, or Freddie Mac Home Possible®**) and any applicable U.S. Bank Home Mortgage—HFA Division overlays (see [U.S. Bank Allregs](#))

PARAMETERS		START UP		STEP UP	
PROGRAM DIFFERENCES	First-Time Homebuyer	All borrowers must be first-time homebuyers		<ul style="list-style-type: none">Repeat borrowers and first-time homebuyers (if not eligible for Start Up)If first-time homebuyers, must check the first-time homebuyer box in the commitment system	
	Eligible Use	Purchase		Purchase or Refinance	
	Income Calculation	Minnesota Housing Program Eligibility Income calculation		Qualifying Income calculation for the underlying loan product	
		See Eligibility and Qualifying Income Reference Guide			
	House Price Limits (Effective after 7/3/23)	Acquisition Cost		Purchase Price/Refinance Loan Amount	
		11 County Metro	All Other Counties	11 County Metro	All Other Counties
	One Unit	\$515,200	\$472,030	\$515,200	\$498,257
	Two Unit	\$659,550	\$604,400	\$659,550	\$637,950
Eligible Downpayment and Closing Cost Loans	<ul style="list-style-type: none">Deferred Payment Loan (DPL)/DPL PlusMonthly Payment LoanCommunity Seconds®		<ul style="list-style-type: none">Monthly Payment LoanCommunity Seconds®		
Minimum Borrower Contribution	Lesser of \$1,000 or 1% of the purchase price if receiving a Minnesota Housing downpayment and closing cost loan		<ul style="list-style-type: none">Lesser of \$1,000 or 1% of the purchase price if receiving Monthly Payment LoanNone for refinances		
PROGRAM SIMILARITIES	Eligible Products	<ul style="list-style-type: none">FHA/FHA 203(k) limitedFHA Refi - full documentationFHA Streamline RefiRDRD Streamline Stream. AssistVA / VA IRRRLFannie Mae HFA Preferred™Freddie Mac HFA Advantage®			
	Eligible Occupancy	Owner-occupied – Reach out to Partner Solutions Team for additional guidance on non-occupant co-signers			
	Min FICO/ Max DTI	Refer to Credit and DTI Matrix			
	Manual Underwriting	Refer to Credit and DTI Matrix			
	Income Limits	Start Up Step Up income limits			
	Amortization	30-year term (15-year term available for Step Up FHA/VA loans using 1.5% SRP option)			
	Interest Rates	Current rates available at mnhousing.gov			
	Eligible Property Types	<ul style="list-style-type: none">One unit, single-familyDuplexTownhouseCondosA unit within a PUDModular homeManufactured home taxed as real property			
	Manufactured Housing	<ul style="list-style-type: none">Manual underwriting not allowedSingle wide ineligibleSee page 2 of the Credit and DTI Matrix for additional criteria			
	Homebuyer Education	For both Start Up and Step Up: If all borrowers are first-time homebuyers, at least one borrower must complete an approved homebuyer education course prior to closing.			
	Mortgage Insurance (MI)	<ul style="list-style-type: none">Defer to underlying product guidelinesMinnesota Housing HFA conventional mortgage products layered with Start Up and Step Up for loans up to 97% LTV. Refer to product descriptions above.			
	Reserves	See Allregs for U.S. Bank reserves requirements beyond the underlying product guidelines.			
	Interested Party Contributions	Defer to underlying product underwriting guidelines			
Maximum LTV/CITV	Defer to underlying product underwriting guidelines				

This document is a summary of program requirements and does not contain all information needed to originate loans for sale under Minnesota Housing programs. See the applicable Minnesota Housing Procedural Manual at [www.mnhousing.gov](#) for complete information.