

In addition to meeting the Start Up or Step Up eligibility requirements listed in this program description, loans must meet underlying product underwriting guidelines (**FHA, VA, RD, Fannie Mae HomeReady™, or Freddie Mac Home Possible®**).

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	
	House Price Limits	Acquisition Cost		Purchase Price/Refinance Loan Amount	
		11 County Metro	All Other Counties	11 County Metro	All Other Counties
	One Unit	\$352,300	\$311,900	\$402,500	\$356,362
	Two Unit			\$515,250	\$456,275
Eligible Downpayment and Closing Cost Loans	<ul style="list-style-type: none"> Deferred Payment Loan (DPL)/DPL Plus Monthly Payment Loan Community Seconds® 		<ul style="list-style-type: none"> Monthly Payment Loan Community 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 Loan None for refinances 		
PROGRAM SIMILARITIES	Eligible Products	<ul style="list-style-type: none"> FHA/FHA 203(k) limited • RD FHA Refinance with full documentation • VA RD Streamline Streamline Assist 		<ul style="list-style-type: none"> Fannie Mae Product Descriptions Freddie Mac Product Description 	
	Eligible Occupancy	Owner-occupied			
	Min FICO/ Max DTI	Refer to Credit and DTI Matrix			
	Manual Underwriting	<ul style="list-style-type: none"> Refer to Credit and DTI Matrix Manual UW not allowed on FHA 			
	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-family Duplex Townhouse 	<ul style="list-style-type: none"> Condos A unit within a PUD Modular home 	<ul style="list-style-type: none"> Manufactured home taxed as real property Community Land Trust (CLT) 	
	Manufactured Housing	<ul style="list-style-type: none"> Manual underwriting not allowed Not eligible with Freddie Mac 		<ul style="list-style-type: none"> See 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 guidelines Minnesota Housing HFA conventional mortgage products layered with Start Up and Step Up for loans up to 97% LTV. Refer to product descriptions above. 			
	Reserves	<ul style="list-style-type: none"> See Allregs for U.S. Bank reserves requirements beyond the underlying product guidelines. 			
Interested Party Contributions	Defer to underlying product underwriting guidelines				
Maximum LTV/CLTV	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.