

NCHFA Community Partners Loan Pool – CPLP Lender Overview

Terms: CPLP offers a 0% interest, deferred 2nd Mortgage loan of up to 25%!

- Up to **25%** of the purchase price when combined with NC Home Advantage Mortgage
 - **Not to exceed \$50,000** (Deferred for the life of the loan)
- Up to **10%** when combined with USDA's Section 502 Loan

Income Limits: Maximum household income: **80% AMI**. Requires income documentation for **all** household members over the age of 18 who are not full-time student dependents of borrower(s) and who are expected to occupy the property.

Maximum Purchase Price by County:	Existing Homes	New Construction
Anson	\$238,000	\$273,000
Cabarrus	\$332,000	\$350,000
Catawba	\$243,000	\$273,000
Davidson	\$238,000	\$273,000
Gaston	\$332,000	\$347,000
Iredell	\$295,000	\$334,000
Lincoln	\$296,000	\$312,000
Mecklenburg	\$365,000	\$365,000
Randolph	\$238,000	\$308,000
Rowan	\$242,000	\$273,000
Stanly	\$266,000	\$330,000
Union	\$356,000	\$378,000

Property Eligibility: Single family, Townhomes, Condos, Duplexes & new manufactured homes Certificate of Occupancy less than 12 months old required for new construction

- Existing property generally must be 10 years old or newer (2 inspections required)
 - NC Home Inspection performed by a NC licensed Home Inspector **and**
 - Local City Code Inspection or Housing Quality Standard Inspection required (HUD form 52580-A)

Minimum Credit Score requirement: 640

- Non-traditional/alternative credit considered for USDA 502 Direct loans ONLY
Ratio Requirements: 28-32% Housing *Max 45% DTI (Total debt-to-income)

Homebuyer Education and one-on-one Homeownership Counseling is required

- Minimum 8 hours HBE & Counseling combined
***If HBE is taken outside of HCC, we require customer to complete a 2-hour one-on-one counseling with one of our Homeownership Advisors.
- Online education allowed from *Framework* or *e-Home America*. 4 hours of one-on-one counseling **required** in addition to online education.

Other program requirements:

- Borrowers do not have to be first-time homebuyers, but they cannot own other property at the time of CPLP approval.
- \$500 Borrower contribution required.
- Loan considered as over-subsidized if the non-amortizing portion of the loan is over 40% of sales price, excluding amortizing loans at 0% interest.
- Loan includes a recapture provision upon default or sale.
- Due upon sale assumptions require NCHFA approval.

Contact CPLP@dkp.org for more details.