

chfa mortgage loan programs

chfa colorado champions[sm]

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disclaimer



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chfa

about chfa

financing the places where people live and work®

CHFA was established in 1973 by the Colorado General Assembly.

mission

We strengthen Colorado by investing in affordable housing and community development.

vision

Everyone in Colorado will have the opportunity for housing stability and economic prosperity.

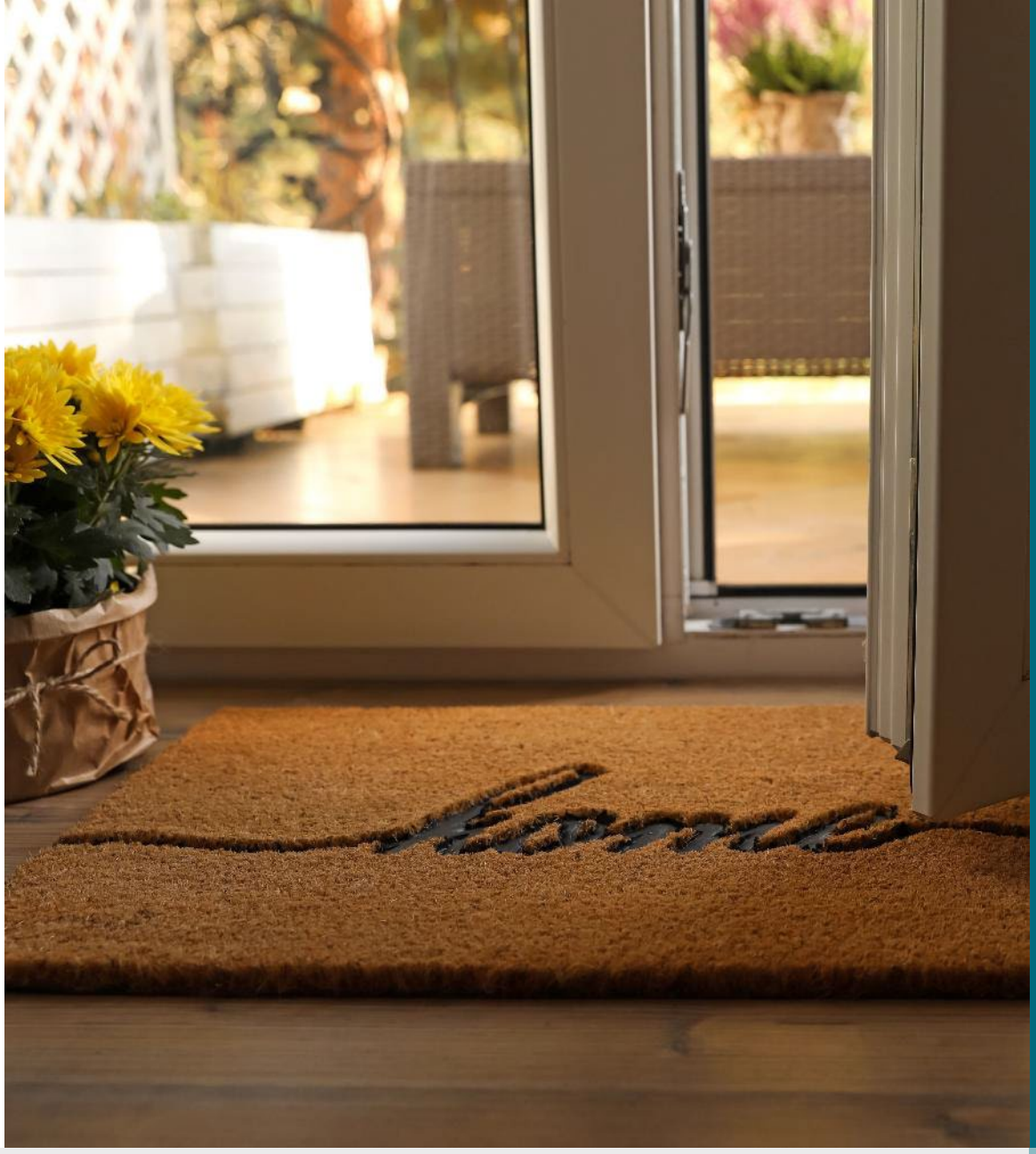
value

We are driven by our mission and focused on our customers. Through trusted partnerships and intentional engagement, we design and deliver products and services that support the long-term success of our beneficiaries.

program basics

CHFA Colorado Champions[sm] is exclusively for peace officers, fire fighters, and emergency medical technicians.

It provides the same DPA benefits and has the same requirements as CHFA's standard programs.



www.chfainfo.com/colorado-champions

program basics

- Fixed-rate 30-year loans
  - FHA, FHA 203(k), VA, and USDA-RD
  - Fannie Mae and Freddie Mac®
- CHFA DPA Second Mortgage Loan for the lesser of up to 4% of the First Mortgage Loan or $25,000

Exception: Higher income limit available for this program



borrower eligibility

One borrower must be employed by a Colorado employer and work in Colorado as a:

- Peace officer, including:
  - P.O.S.T.-certified peace officer and non-certified deputy sheriff;
  - emergency communications specialist;
  - corrections officer;
  - port of entry officer; and
  - wildlife officer.
- Firefighter; or
- Emergency medical technician.



verification or confirmation of employment

In all cases, Participating Lender must document the employee's eligibility with appropriate supporting documentation, such as a certification, current paystub, written verification of employment, and/or other acceptable employer-issued documentation.

Peace officers	Confirm the borrower serves in a qualifying law enforcement role, and when applicable, holds a P.O.S.T. certification.
Non-certified deputy sheriffs	Confirm the borrower works under the direction of the sheriff, chief of police, or appropriate law enforcement executive.
Emergency communications specialists	Confirm the borrower's duties are related to receiving, triaging, dispatching, or transmitting 911, emergency, nonemergency, or public safety communications.
Corrections officers	Confirm the borrower performs covered corrections duties with the Colorado Department of Corrections.
Wildlife officers	Confirm the borrower serves as a wildlife officer with Colorado Parks and Wildlife and when applicable, holds a P.O.S.T. certification.
Firefighters	Confirm the borrower is employed or volunteers with a fire department, fire protection district, or firefighting agency.
Emergency medical technicians	Confirm the borrower is authorized to provide emergency medical care with a current and valid EMT certificate issued by the Colorado Department of Public Health and Environment.

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chfa basic requirements

CHFA income limits

Minimum credit score

Minimum Borrower Financial Contribution

Homebuyer education



income limits

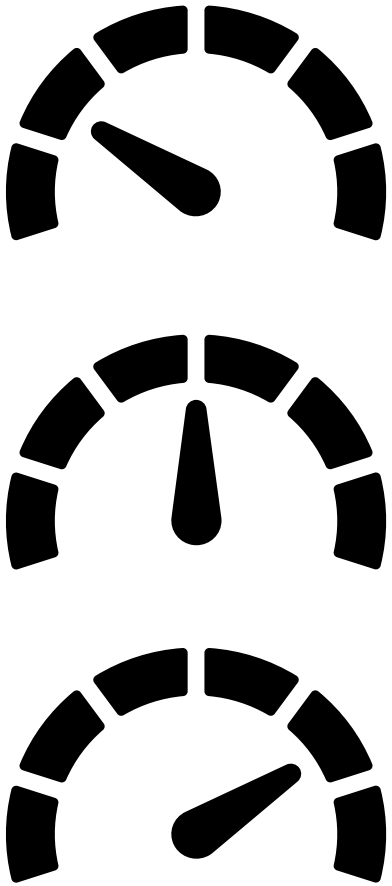
Statewide income limit:
$196,810

Lender will calculate income to determine program and loan eligibility using borrower qualifying income.



credit score and dti

- Minimum 620 FICO score for all scored borrowers
- Debt-to-income (DTI) ratios:
  - 50.00% DTI max for borrowers with a mid FICO of 620 to 659
  - 55.00% DTI max for borrowers with a mid FICO of 660 or above
  - Loan may not exceed the **lower of**: CHFA's DTI limit, the DTI limit permitted by the underlying agency guidelines, or the DTI limit determined by the AUS.



down payment assistance (dpa)



CHFA DPA Second Mortgage Loan Only*

- Lesser of 4% of total first mortgage loan or $25,000
  - Borrower does not need to utilize full amount allowed
- No-interest loan and no monthly payments required
- Loan balance must be paid upon payoff of the first mortgage, sale, refinance, or if home is no longer the borrower's primary residence.

*Higher interest rates on first mortgage loan apply

minimum borrower financial contribution

Borrower must contribute $1,000 of their own funds toward the purchase.



Examples of funds counted toward minimum contribution:

- Earnest money
- Appraisal
- Inspection
- Homebuyer education fee



homebuyer education

All Borrowers must complete a CHFA-approved homebuyer education course



- Available in English and Spanish (webinar is English-only)
- Free in-person classes and live webinars
- On-demand online course available for $75 per Borrower (requires follow-up counseling session with provider via phone)
- Certificates good for 12 months prior to purchase contract date
- Additional translations and accessible opportunities available for free

Learn more at chfainfo.com/hbe

chfa

chfa colorado champions[sm] specifics

Program Guidelines

- **At least one Borrower must be a peace officer, firefighter, and/or emergency medical technician.**
  - Eligible Borrower must be employed by a Colorado employer and work in Colorado.
- FHA, VA, USDA-RD, Fannie Mae, or Freddie Mac® 30-year fixed-rate loans
- **Permanent Interest rate buydowns available on FHA, VA, and USDA-RD loans**
- 4% CHFA DPA Second Mortgage Loan only
- No first-time homebuyer requirement
- Property must be owner-occupied
- Cosigners or non-occupying co-borrowers are not allowed.
- **Borrowers may only have one CHFA-financed property at a time.**

Income and Loan Limits

- **Statewide income limit of $196,810**
- Use Borrower qualifying income to determine eligibility
- Income calculation must comply with agency guidelines
- The maximum loan limit for any loan is the lower of 1) $832,750 or 2) the amount determined by FHA, VA, USDA-RD, Fannie Mae, or Freddie Mac guidelines.
- No purchase price limit

Other Items

- **Compliance review not required prior to closing**
- Standard CHFA credit and DTI guidelines
- Government loans may be manually underwritten
- **Tax returns:**
  - **Government loans: Tax returns are not required unless required by AUS**
  - **Conventional loans: Most recent 2 years' tax transcripts. Tax returns are only required by AUS findings and/or underwriter requirements.**
- 1.0% origination fee, 1.5% SRP and all other standard premiums available allowed

www.chfainfo.com/single-family-participating-lenders/programs-forms-and-matrices

how to lock a loan

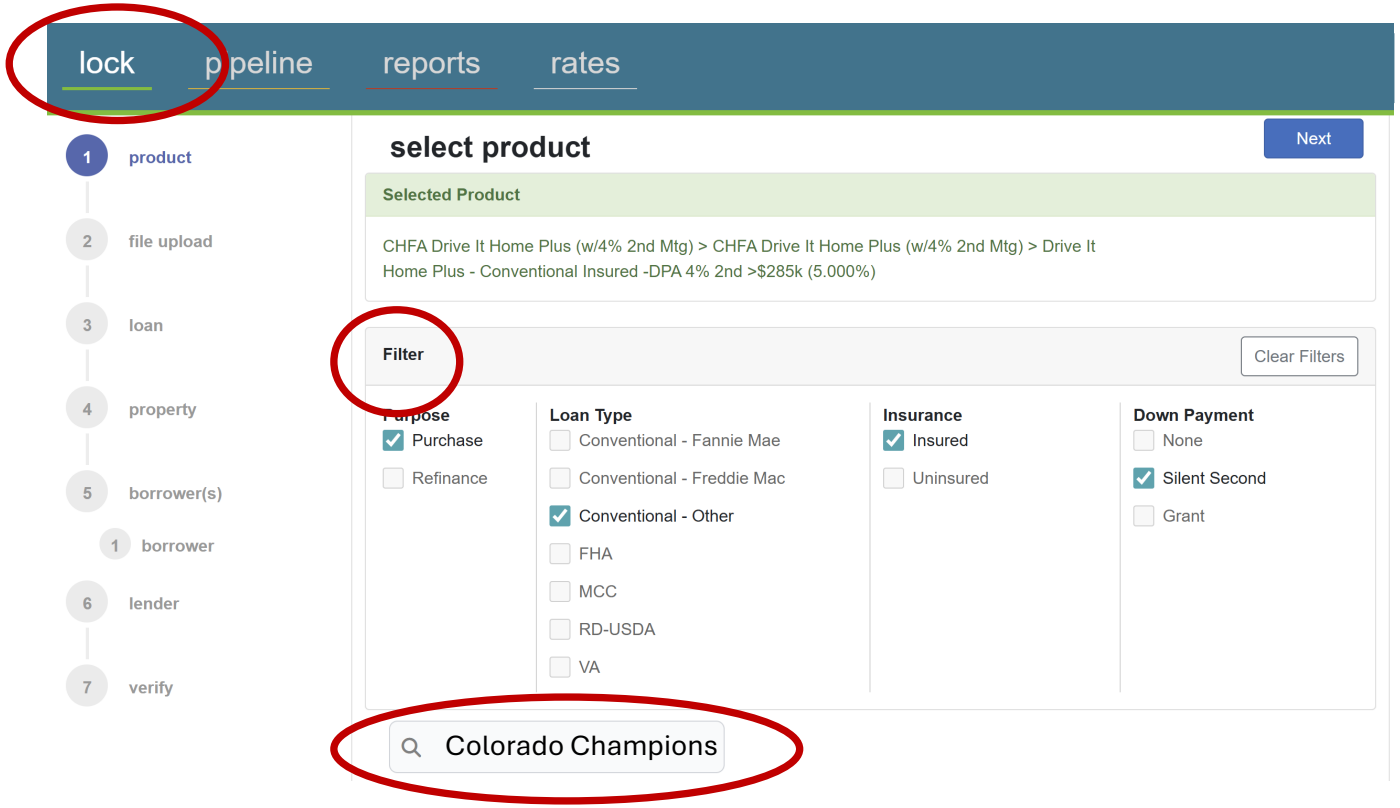
chfa homeconnection[sm]

- Lender must have a fully accepted contract to lock a loan.
- 60-day lock (loan delivery period); up to six 10-day extensions allowed with fees
- CHFA HomeConnection hours:
  - Lender can lock from 9:30am to 10:00pm MT M-F (except legal and CHFA holidays).
  - Update or process a locked loan: 24/7
  - Request HomeConnection access here.



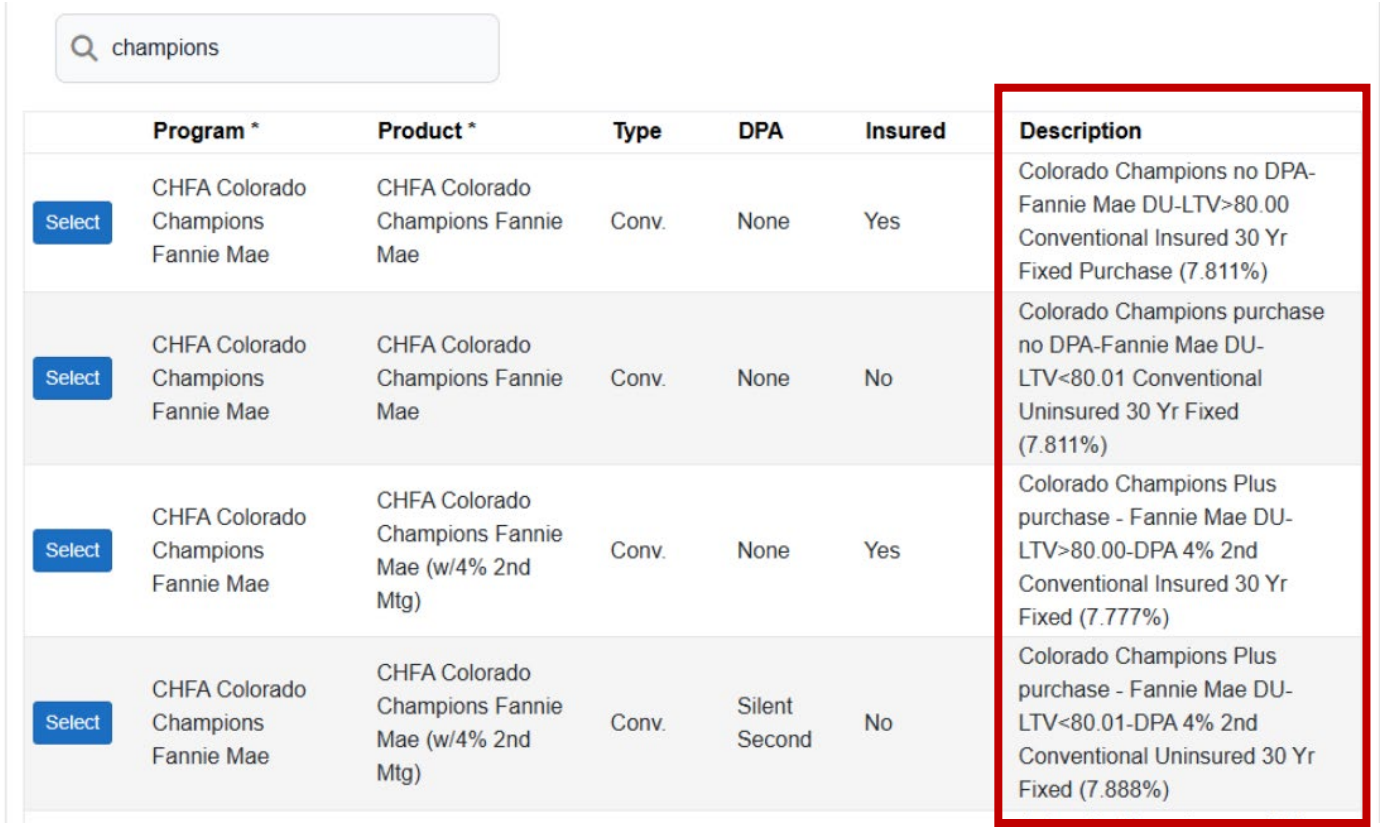
product selection

1. Click on the “lock” tab at the top of HomeConnection.
2. Use “Filter” to narrow down product options by purpose, loan type, insurance, and DPA.
3. Type “CHFA Colorado Champions” in the search box.



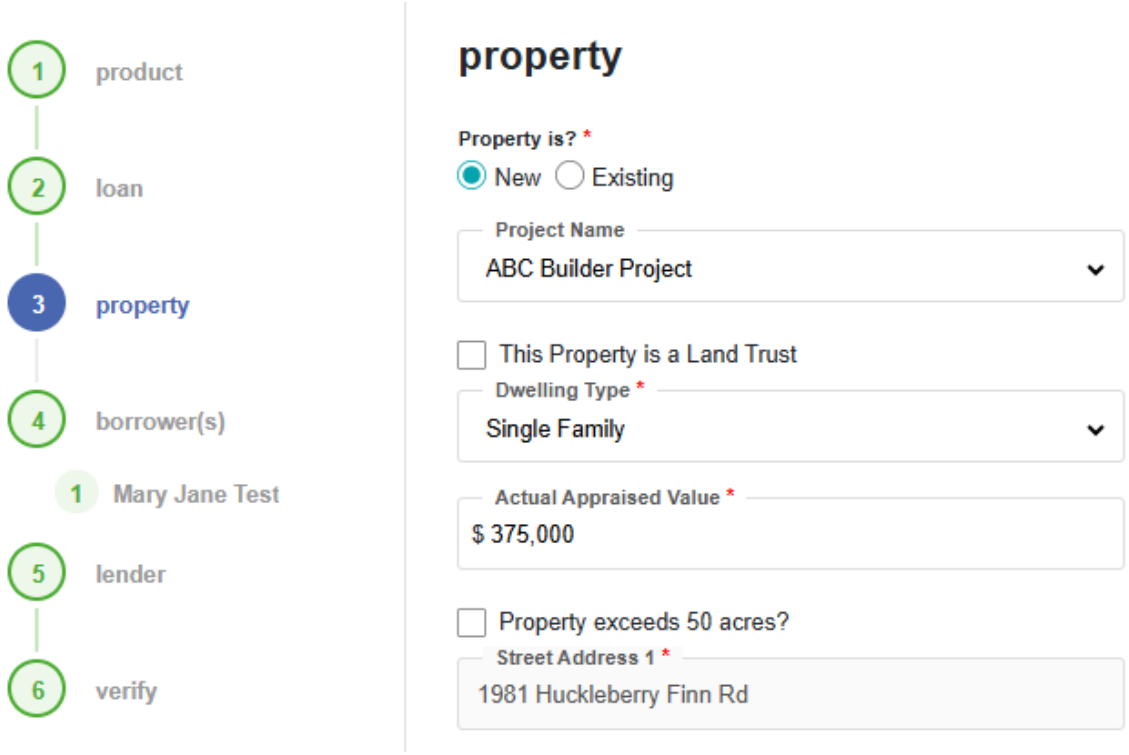
program selection

- Select program and product based upon “Description”
- Click “Next”
- ! Pop-up will appear: Read acknowledgment and click proper response



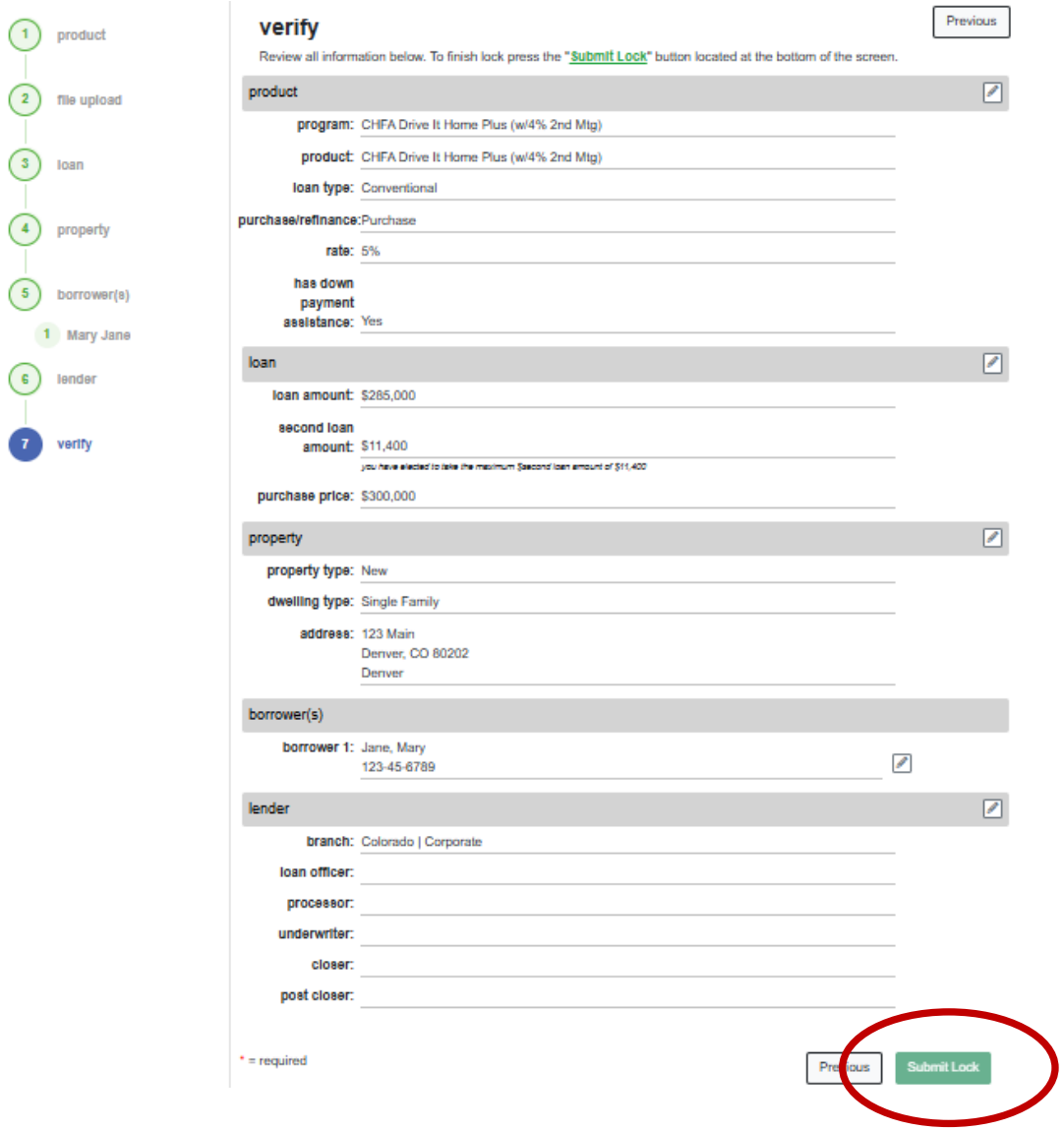
required fields/information

- Items with a red asterisk (*) are required
- Input all data, including loan, property, borrower, and lender information



review/verify

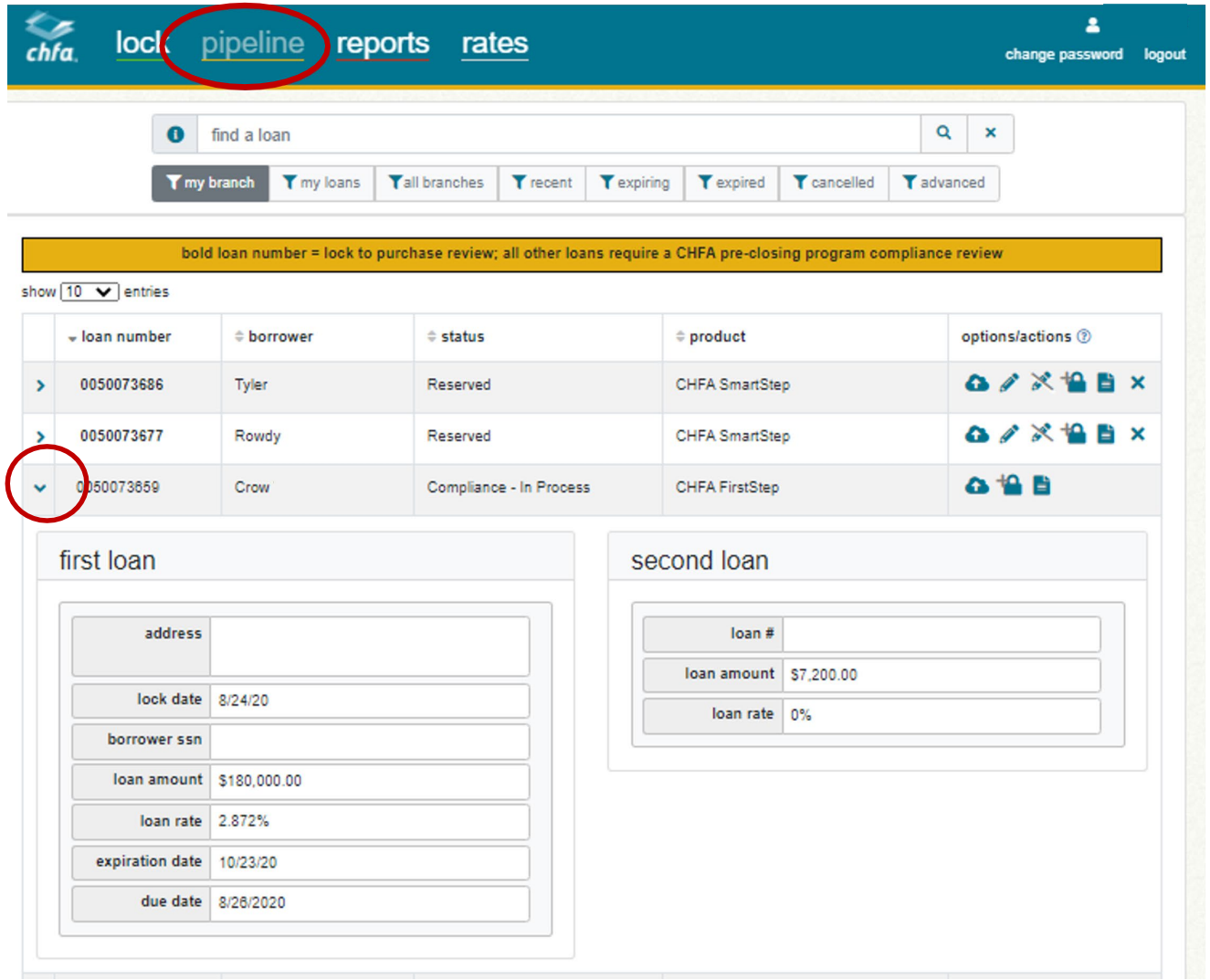
- Review and verify
- Info correct? Click “Submit Lock”
- Lock is complete; you can return to your pipeline.
- Lock letter will be generated



A "Validation Errors" message will appear if any errors were made during the process. Any error must be corrected prior to moving forward to complete the lock.

view pipeline

- View your loans in the “pipeline” tab of HomeConnection.
- Search for a specific loan.
- Use the icons to take a specific action.
- Click on the “>” icon to expand a loan to view additional loan information.



icons

Click on the applicable icon associated with the lock in the right column of the “pipeline” screen in HomeConnection to make necessary edits.

Icon	Feature
	Document delivery and contact info
	Edit Lock information
	Data validation – Disable Lock edit capability
	Request enable Lock edit capability
	10-day Lock extension
	Documents and forms
	Cancel Lock
	Reinstate Lock

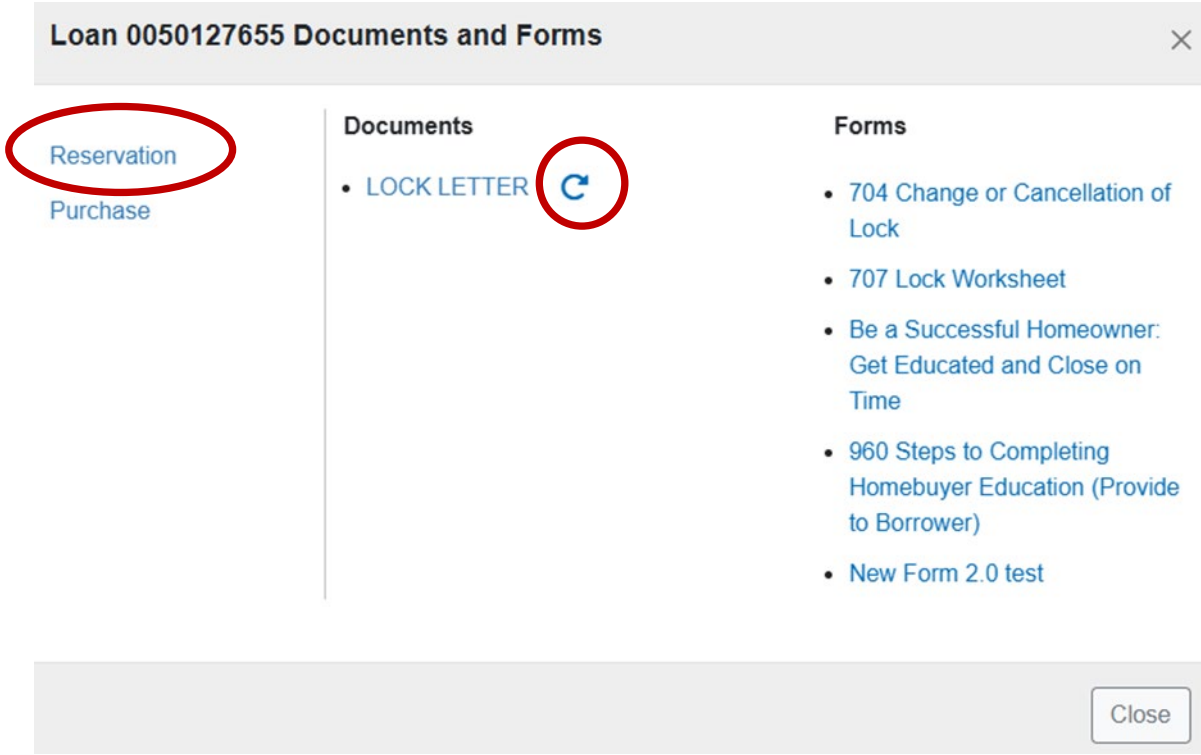
editing a lock

For loans in “Reserved” status only

- Lenders can change certain lock information, including program, loan product, and first mortgage and second mortgage loan information, including purchase price and down payment assistance amounts.
- When making edits pay attention to pop-up boxes, as these messages confirm the edits and alert you to any changes in dates, rates, or fees.
- **Important:** always click on the “Update Lock” button once all changes have been made.
  - This saves your changes and ensures the lock still meets CHFA requirements.

refresh lock letter

- Made changes to your lock? It's good practice to update the Lock Letter to ensure the latest changes are reflected.
- Return to your pipeline and click on the document icon for the specific lock.
- In the popup, click on the "reservation" tab.
- Click on the "Refresh" icon next to the Lock Letter under Documents.



extending a lock

For loans in a “Funding” status

- If a loan is within the lock period, the lender may request six 10-day extensions with the locked interest rate for a fee of 0.125% (each extension) of the original principal balance (OPB).
- This fee may be paid by the borrower, lender, real estate agent, builder, or seller.
- The fee will be debited against the funded loan balance on the CHFA purchase advice.

canceling a lock

Cancel loans ASAP if not using CHFA.



- CHFA expects “mandatory delivery” from the closing date to purchase.
- Any lock in “Reserved” status may be canceled by the lender using HomeConnection.
- Once the mortgage loan has been submitted for Purchase Review, the lock may be canceled by submitting a completed CHFA Form 704, Change or Cancellation of Lock, to the CHFA Lock Desk at chfalockdesk@chfainfo.com.

chfa documents

CHFA DPA Second Mortgage Loan:

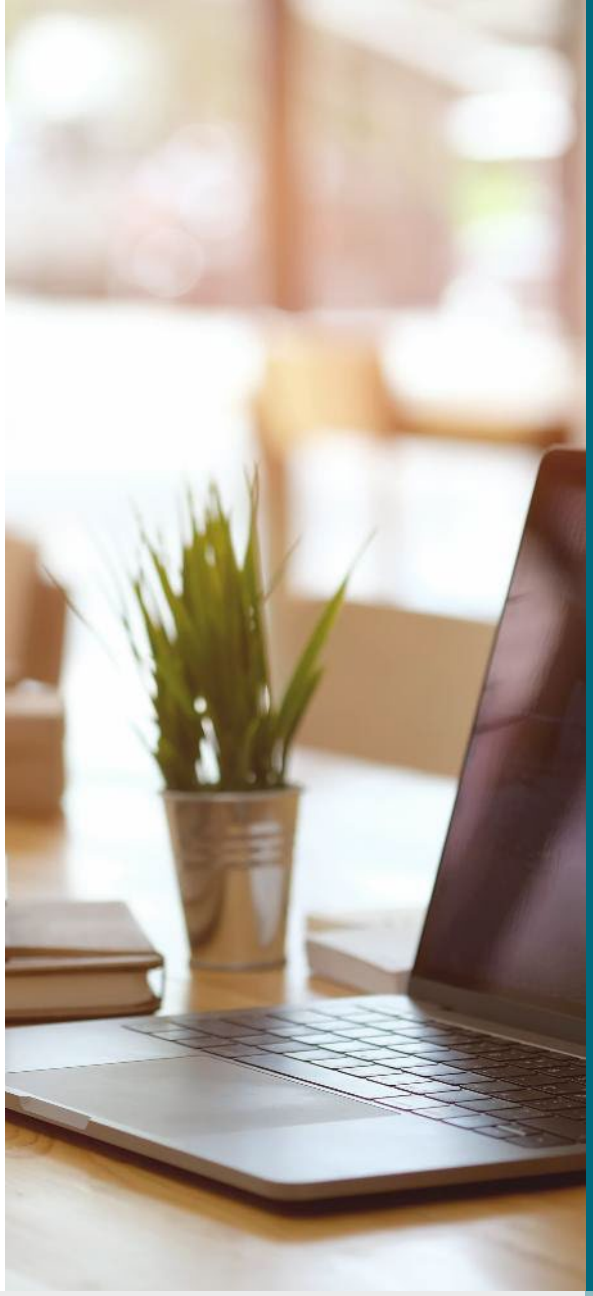
- CHFA Form 307, CHFA Subordinate Note
- CHFA Form 314, CHFA Subordinate Deed of Trust

Purchase Review:

- CHFA Form 791, Government Lock to Purchase Review Submission Checklist
- CHFA Form 792, Conventional Lock to Purchase Review Submission Checklist
- CHFA Form 792-2nd, CHFA Second Mortgage Lock to Purchase Review Submission Checklist

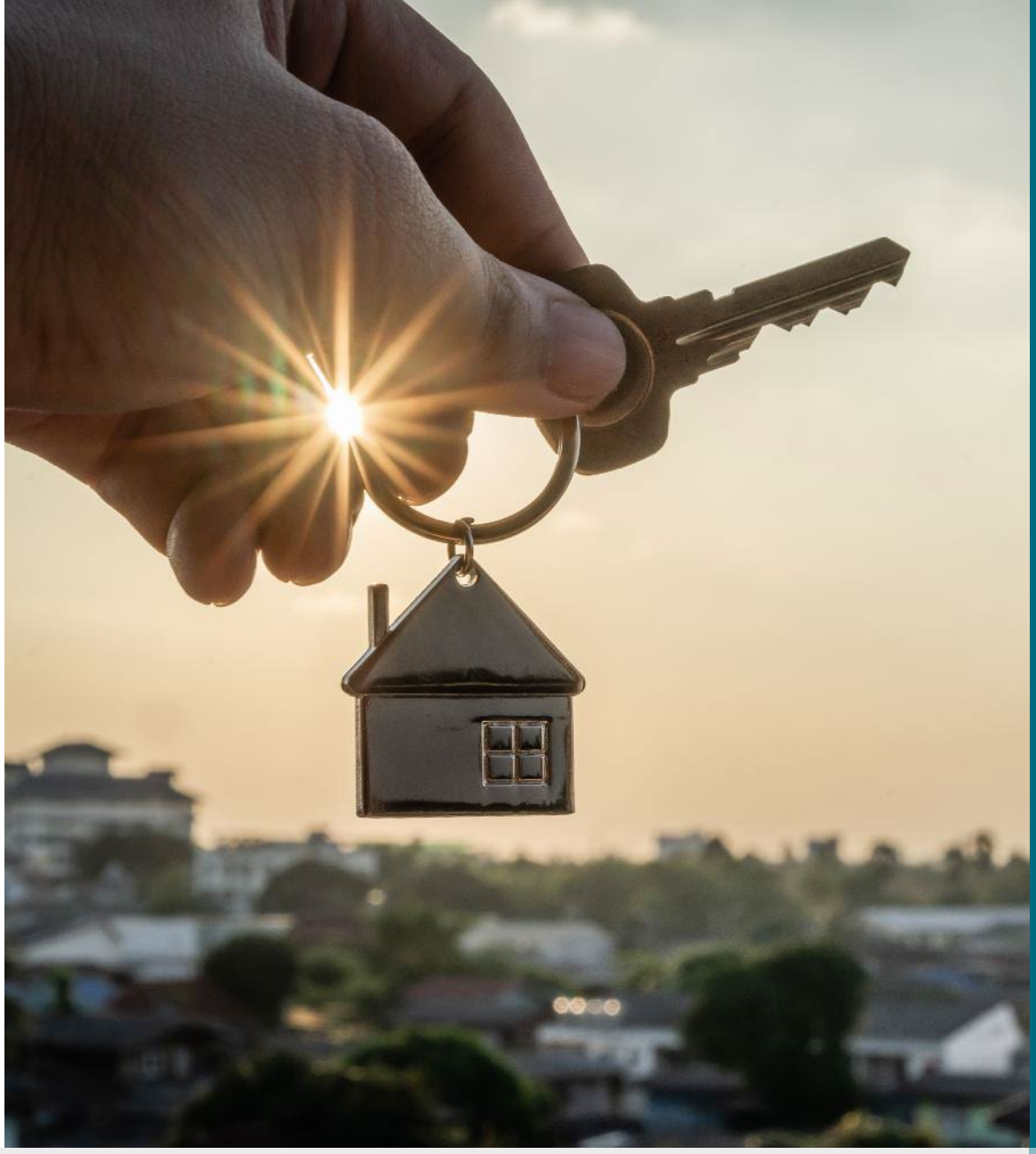
Post-closing Review:

- CHFA Form 738, Post Closing Review Submission Checklist



additional resources

CHFA Home Finance





interest rates and program updates

CHFA's loan rates are available in two ways:

1. **Via HomeConnection:** Only those with credentials to HomeConnection can access this system; brokers cannot have access.
2. **Via email:** Sign up to receive a daily email detailing CHFA's loan rates. Should you no longer want to receive this email, you can opt out at any time.
3. Subscribe to the CHFA Home Finance eNews to stay up-to-date on CHFA's Home Finance products, changes, and events.

www.chfainfo.com/single-family-participating-lenders/enews

chfa guideline resources

Matrix

- Key program features
- Eligibility
- Underwriting guidelines
- Income calculation
- Review process
- Allowable fees

Seller's Guide

- Lender participation
- Borrower eligibility
- Programs
- Locking loans
- Compliance review procedures
- Income calculation
- Purchase and final documents procedures
- Servicing

Quick-tip Videos

- What Are CHFA Overlays?
- Where Can I Find CHFA's Guidelines?
- How Do I Calculate Gross Annual Income?
- How Do I Help My Borrowers Find CHFA-approved Homebuyer Education?
- How Do I Lock a CHFA Loan?
- How do I Manage My Pipeline?

www.chfainfo.com/single-family-participating-lenders

chfa

discussion

Let’s answer your questions



we're here to help!

Each lender has a dedicated Business Development Specialist.

Contact Homeownership
homeownership@chfainfo.com
888.320.3688

Document Delivery

docdelivery@chfainfo.com

888.320.3688

Lock Desk

chfalockdesk@chfainfo.com

800.877.2432

Sub-servicer: DMI

client.services@dmicorp.com

855.587.8655

Find your Business Development Specialist.

thank you

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