

WHAT IS THE DIFFERENCE BETWEEN HOMETOWN HEROES (HTH) for **BOND** & HOMETOWNHEROES (HTH) for **TBA**? *Find out below!*

	HOMETOWN HEROES (HTH) for BOND	HOMETOWN HEROES (HTH) for TBA
UPDATES TO HTH ELIGIBILITY REQUIREMENTS	60-day lock to purchase with ONE 30-day extension (.25 bps). Loan will automatically cancel on day 91 if not PURCHASED in. - For HTH 2026 TBA Program income qualifying, you must use the income of all employed borrowers for Program qualifying. We require VOEs for both employed borrowers. Any income of an occupying employed borrower NOT considered in the AUS must be noted by the underwriter and underwriter must provide an LOX for why the income is not being used. For example, if an occupying borrower's income cannot be considered because the Agencies will not permit it, an LOX must be provided by underwriting confirming it cannot be considered in the AUS. For HTH Bond, you consider Household Income for program qualifying. - No remote workers, think frontline workforce. - New construction will cancel on day 91 from reservation. No exceptions so don't ask. - Cannot cancel a current lock in standard BOND or standard TBA to move to HTH. - Veterans must be employed full time. Veterans are not exempt from the full-time requirement but they do not have to work in a specific occupation, just work full-time.	
MAXIMUM DEBT TO INCOME RATIO (DTI)	- Max 50%. - Max 45% for manufactured housing (MH). - Max 43% for manual underwrites.	
ELIGIBLE FIRST MORTGAGE PROGRAMS	Government Offerings - FL First (FHA, USDA-RD, VA) Fannie Mae Offerings - HFA Preferred up to 80% AMI - HFA Preferred above 80% AMI Freddie Mac Offerings - HFA Advantage up to 80% AMI - HFA Advantage above 80% AMI	Government Offerings - FL First (FHA, USDA-RD, VA) Freddie Mac Offerings - HFA Advantage up to 80% AMI - HFA Advantage above 80% AMI
MANUAL UNDERWRITING	Permitted with FHA, Fannie Mae's HFA Preferred, Freddie Mac's HFA Advantage and VA only. Refer to Lakeview's FL Housing program matrices for more information. Please Note: USDA-RD is not eligible for Manual Underwriting.	
WHICH PARTIES HAVE TO QUALIFY AS A FIRST TIME HOMEBUYER?	- Borrowers and spouse, even if spouse is not on the loan. - Non-Occupying Co-Borrowers (Co-Signors) do not have to qualify as a FTHB since they will not occupy the property as their primary.	All borrowers excluding a Non-Occupying Co-Signor since they will not occupy property as their primary residence.

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WHAT DOCUMENTATION IS REQUIRED TO CONFIRM FTHB ELIGIBILITY?	Bond requires: - The last three years' tax returns or transcripts, or a combination of the two, for all borrowers, including the non-purchasing spouse (NPS). Co-Signors are exempt from this requirement. - You may also collect a VOR or copy of lease if tax documentation is not available.	TBA requires: - The borrowers to complete the Declarations Section of the 1003 accordingly. NPS does not have to qualify as a FTHB since they would not appear on the note. - Co-Signors are exempt from the FTHB requirement so they can indicate ownership of their primary residence on the 1003.
ARE NON-OCCUPYING BORROWERS ALLOWED?	Non-occupying Co-Borrowers are referred to as Co-Signors in the Program. Permitted with FHA, Freddie Mac's HFA Advantage and Fannie Mae's HFA Preferred only.	
MANUFACTURED HOUSING	Permitted with FHA, RD, VA, and Fannie Mae. See MH Term Sheet .	
CONDOS	Permitted. Follow Agency guidelines. No overlays.	
ARE THE INCOME LIMITS FOR HTH THE SAME FOR BOND AND TBA?	NO. BOND offers lower Income Limits than that of TBA. Refer to the BOND Guide for Income Limits.	NO. TBA offers higher Income Limits than that of BOND. Refer to the TBA Guide for Income Limits.
CONSIDERS CREDIT OR HOUSEHOLD INCOME?	Considers HOUSEHOLD income. Tax code requirements applies therefore, the gross, annual income of all occupants aged 18 and older must be considered in qualifying.	AUS or the 1003 income.
ARE THE PURCHASE PRICE OR MAXIMUM LOAN LIMITS THE SAME FOR HTH BOND AND HTH TBA?	NO. BOND considers Purchase Price Limits. Refer to the BOND Guide for Purchase Price Limits.	NO. TBA considers Maximum Loan Limits. Refer to the TBA Guide for Loan Limits.

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ARE THE RATES THE SAME FOR HTH BOND AND HTH TBA?	NO. PAY ATTENTION WHEN RESERVING YOUR LOAN. RATES VARY DAILY AND SELECTING THE INCORRECT PROGRAM (HTH BOND vs HTH TBA) MAY MEAN YOU SELECT A RATE THAT IS HIGHER THAN EXPECTED. RATES ARE PUBLISHED DAILY ON THE EHOUSING WEBSITE FROM 10 AM—8PM EST.	
ARE THE HTH BORROWER REQUIREMENTS THE SAME FOR HTH BOND AND HTH TBA?	YES. To participate in any HTH Loan Program, borrower(s), excluding a Co-Signor, borrowers qualifying under the Veterans Exemption or borrowers purchasing in a Federally Designated Targeted Area must satisfy the below. Borrowers (ONLY one occupying borrower) must qualify by CURRENTLY working full time for a eligible FL based employer (at time of closing). Offer letters do not support CURRENT full time employment with an eligible employer. Please note: Offer letters confirming employment post-closing does not support CURRENT employment. For more information on Borrower Eligibility Requirements, reference the appropriate HTH Lender Guide.	