SOUTHERN OHIO MORTGAGE PROGRAM GRID (07/10/2017)

DISCLAIMER: All information was provided by the financial intitution, please contact them directly with any questions.

Lenders	PNC Mortgage	PNC Mortgage	KeyBank Mortgage	Fifth Third	Fifth Third	First Financial Bank	First Financial Bank	WesBanco Bank	Huntington Bank	Woodforest National Bank	Union Savings Bank	Union Savings Bank	MainSource Bank
Contact Person	Ilker Alasya Edgar Chism	Ilker Alasya Edgar Chism	Doug V. Travis	Bob Brokaw	Bob Brokaw	Lana Tanner-NKY	Kevin Horvath-Cin-Day, OH	Calvin Guyer	Scott Blomer	VIP.QuickenLoans.com/ Woodforest	Lem Davis	Joyce Womacks	Gail Tucker: 513.533.5174
Program Name	PNC Community	FHA LMI Eligible	Key Community Mortgage	Good Neighbor	Down Payment Assistance Program	CHAMP 1-2-3	CHAMP Renovation	Freedom Mortgage	Hometown Mortgage	Mortgage Insiders Program	USB HELPING HAND	USB FHA Power Loan	Community Builder 30
Eligible Property	Owner Occupied 1-2 Units	Owner Occupied 1-4 Units	**Eligible Properties:** Primary Residence 1-2 Unit Property; Attached and Detached SFRs and PUDs; Warrantable & Non-Warrantable Condos; Factory Built Housing	1-4 Unit All ARM ineligible on 3-4 properties	1-4 units	Owner Occupied, 1-2 Unit Properties, PUD attached and detached single family, Condos, Townhomes and Non-Warrantable condos	Owner Occupied, 1-2 Unit Properties, PUD attached and detached single family, Condos, Townhomes and Non-Warrantable condos	SFR, PUD or Condo Owner (	1 Unit	Woodforest National Bank is working with Quicken Loans to offer you great mortgage benefits through the Mortgage Insiders Program. Quicken Loans can assist with all your mortgage lending needs including purchase loans, refinance loans, and cash out loans.	Single Family	Single Family	Single Family Primary Residence, Second Home, or Investment
Term(s)	15 or 30 yr	30yr	15 or 30 Years	30, 20, 15 YR FRM 5/1, 7/1, 10/1 ARM	The program is paired with the Freddie Mac Home Possible Advantage Mortgage, which is a Freddie Mac product with a 3 percent down payment and reduced mortgage insurance premiums. 30,20, 15 year fixed. 5/1 and 7/1, 10/1 ARMs.	30 year fixed term	30 year fixed term	30 Yr or 15 Yr Fixed Rate	30 Year Fixed		30 year fixed	30 year fixed	Up to 30-year, fully ammortized, fixed rate
Credit Score or Parameters	660 Min	640	640 middle credit score or No Score	620	620	(1) 700 (2) 680 (3) 650 (Refi) 720	(1) 700 (2) 680 (3) 650	640 Min	580	Conventional 620, FHA 580 and VA 620	640	580	600; Non-traditional credit may be used.
Income Requirement	Yes	Yes	No Limit if Property is Located in a Low or Moderate (LMI) Census Tract <80% of FFIEC AMI in Non-LMI Tracts	100% AMI LMI area – no income limit	Looks at applicant income only For loan income applicant at 49.99% of median income or targeted census tract area	Properties located in a LMI area, no maximum income limitation. Property NOT located in a LMI area, household income cannot exceed 80% HUD Estimated MSA/ MD/non-MSA/MD median family income.	Properties located in a LMI area, no maximum income limitation. Property NOT located in a LMI area, household income cannot exceed 80% HUD Estimated MSA/ MD/non-MSA/MD median family income.	80% of area median income or Low/Mod Track	None				80% of area median income or Low/Mod Tract
Income Ratios (DTI)	40% DTI Max	55%	Maximum DTI 45%	45%	45%	(1) 40% (2) 45% (3) 48%	(1) 40% (2) 45% (3) 48%	28 / 36%	30 / 38		23 / 43	31 / 43	If primary residedence: 36%/ 43%
Maximum Loan Amount	417K	Ohio - $316,250	Maximum Loan Amount $424,100	$424,101	1 unit $424,101, 2 unit $543,001, 3 unit $656,351, 4 units, $815,651	$424,100	$424,100	$424,100	$424,100		$424,100	$275,650	$250,000
Occupancy	Owner Occupied	Owner Occupied	Owner Occupied	All borrowers must occupy the subject property as a Primary Residence	owner occupied	Owner Occupied	Owner Occupied	Owner Occupied Primary Residence	Owner Occupied Only, Non Occupied Co-Borrowers Not Permitted		Owner Occupied	Owner Occupied	Owner Occupied, Investment, or Second Home
Reserves Required	$500	N/A	1 Month PITI	5% 1Unit-all down payment can be gift 2 Unit-3% borrower & 2% can be gift Reserves: 5% 1 unit-none 2 Unit-2 months	none for 1-units. 2 months for 2 units.	None Required	None Required	No minimum reserve requirement	None Required				Required if investment and/ or Second Home

Purchase			YES	LP will indicate income eligibility Borrowers income must be at or below 100% of the annual HUD Area Median Income (AMI) for the property location All income reported on the Uniform Residential Loan Application must be verified All reported income that is verified and stable must be used to qualify the borrower and to determine whether the borrower meets the required income limits AMI is higher for High Cost Areas No income limits apply if the property is located in an underserved area	borrower must meet the low income limit threshold based on the qualifying income per FFIEC website.			Yes	Borrower must not own other resident real estate at the time of closing.		$5,000 Downpayment Assistance. -------- ZERO Closing Costs and No Delivery Fees up to $5,000		Purchase Available
Refinance	Yes	Yes	YES	Yes	Yes	Yes	Yes	No Cash Out	No		ZERO Closing Costs and No Delivery Fees up to $5,000		Refinance available
Seller Contribution	Yes	Yes	Up to 4% of Property Purchase Price	Yes	No	Yes, 1 Unit-No Cash Out Only	N/A	3%	6%				6%
Down Payment	3% Max	6%	$500 Buyer Contribution Based on Qualification or 5%		Yes	3% Maximum	3% Maximum	3% Maximum	3%, $500 Minimum from borrower		95% LTV	96.5% purchase 97.75% Refinance	Low down payment options available
Private Mortgage Insurance (PMI)	$500 Min Contribution	3%	Not Required		3% but can be made up of this DPA and grant funds.	$500 Minimum Contribution, Gifts and Down payment Assistance Accepted	$500 Minimum Contribution, Gifts and Down payment Assistance Accepted	May be required	N/A		Yes	FHA	Waived
Down Payment Assistance	No	Yes	Community 2nds and Welcome Home Funds Allowed in Addition to Other Select Programs.	Required	Yes	(1) No (2) No (3) Yes	(1) No (2) No (3) Yes	yes	Yes, Community Second, Grants and Gift		$5,000 Downpayment Assistance. ZERO Closing Costs and No Delivery Fees up to $5,000	$5,000 for closing costs	YES; MainSource grant of $7,500 may be available. Can be combined with other community grants
Escrow	Yes	Yes	1 Year Hazard Insurance and 6 months Taxes	A Seller may pay the following: Closing Costs, Mortgage Insurance, Any other pre-paid escrows , Temporary buy-down subsidy Only, applies to mortgages secured by 1-2 unit properties	Fifth Third's program also can be combined with state and local programs to help consumers take advantage of this grant for their down payment and / or gift funds	Gifts and Down Payment Assistant Programs	Gifts and Down Payment Assistant Programs	yes, over 80% LTV	Required				Required
Rate Incentive	Yes	Yes	Current Market Rates	Required	Required	Required	Required	yes	ACH Required, Rates at Market				Contact Lender for details
Homebuyer's Counseling	Yes - 50bps	Yes - 150bps	Required	none	none	Rate Discount with Auto Debit from a First Financial Account	Rate Discount with Auto Debit from a First Financial Account	Maybe required	Required		None		Required
Geographic Restrictions	Yes	Yes	KeyBank Assessment Areas	Required	Required	Required for first time home buyers.	Required for first time home buyers.	Hamilton, Warren, Montgomery, Green, Clark, Franklin, Pickaway, Delaware Counties. Call Wesbanco for Assesment areas.	Huntington Assessment Areas		Some Restrictions Apply	Some Restrictions Apply	MainSource Bank Assessment Areas
Other Features	Yes	Yes	Rehabilitation Feature Will Be Available in 4th Quarter 2017.	Borrower must meet Area Median Income Requirements or the property must be located in a Freddie Mac underserved area.	the property must be in one of the following eligible states: MI, IN, IL, KY, TN, OH, WV, NC, GA, FL and either located in a Low Income Census Tract or borrower must meet the low income limit threshold based on the qualifying income per FFIEC website.	Ohio, Indiana and Kentucky	Ohio, Indiana and Kentucky	WesBanco Bank offers several other programs for First Time Home Buyers and Low to Moderate Income. Call WesBanco for details.		$500 cash back after closing* plus a limited time appraisal credit† at closing. Complimentary mortgage reviews to compare your mortgage options. VIP treatment from a dedicated team of Home Loan Experts at Quicken Loans. Convenient online tools and mobile apps to help you keep track of your mortgage from start to finish - any time, any place	Interest Rate Buy-Down		May be eligible for MainSource Bank grant of $7,500. $725 closing cost waiver. $10,000 repair escrow for eligible properties.

	$1500 Grant towards down payment and or closing costs / prepaids, Income requirement waived in eligible census tracts.	$1500 Grant towards closing costs / prepaids, No Lender Fees		GN Solutions Available HBE required Currently offering purchase special of .750 pts (fixed rates and ARMS are .375 points) toward closing costs, prepaids or lower the rate Offering .500 discount if payment is auto deducted through Fifth Third checking account for 1 year	HBE required, can you completed with onsite or online with a PMI company Can be combined with other approved down payment assistance DPA is reported to the IRS as 1099- MISC income Grant amount of: 3% up to $3600	CHAMP 1-2-3, No Prepayment Penalty, No Balloons, No Interest Only Payments, Not Assumable.	CHAMP 1-2-3, No Prepayment Penalty, No Balloons, No Interest Only Payments, Not Assumable.			*Quicken Loans Offer: Clients will receive a check 2-4 weeks after closing in the amount of $500. This offer is only available to clients who call the dedicated benefit phone number or go through the dedicated benefit website. This is not a commitment to lend. Additional restrictions and conditions may apply. Valid on signed applications received between 12/01/2014 and 3/31/2017.			MainSource Bank offers many other flexible mortgage programs. Contact lender for details.
Ohio Contact:													Gail Tucker: 513-533-5174 (Cincinnati)
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Central Bank	BB&T	BB&T	U.S. Bank
Chris McGaughey: 859-253-6345	Grace Penn	Grace Penn	Mark Carroll
Central Community First Mortgage	**CHIP**	**HOME NOW**	**American Dream**
Single family primary residence or second home, including attached and detached PUDs, condomiums, and manufactured housing located in Boone or Kenton Counties (NKY)	single family detached/ attached, freddie mac approved condos, PUDs and Doublewide Manufactured Homes	single family detached/ attached, freddie mac approved condos, PUDs and Doublewide Manufactured Homes	Owner Occupied 1-2 Units
30 or 15 year fixed rate	30 yr	15, 20 & 30 yr; 7 & 10 yr ARM	30 year fixed
Lowest median score of 600 OR 3 sources of alternative credit with satisfactory 12 month history in absence of credit score	620	620	minimum 640 or alternative credit will be allowed if no FICO score
80% of area median income as established on FFIEC.gov for subject property census tract	100% of FFIEC's AMI;	100% of HUD's AMI, Freddie Mac	Maximum household income 80% of area median income (waived in low or moderate income census tracts)
31 / 45 or as allowed by automated underwriting	43%	43%	Debt-to-income ratio 35% / 43%
No maximum	424,100	1 unit - $424,100; 2 unit - $543,000; 3 unit - $656,350; 4 unit - $815,650	
Owner Occupied; Non-occupying co-borrowers permitted as long as income limits are not exceeded	1 unit owner occupied	Primary Residence	Owner Occupied
None	1 month PITI for loans with LTV less than or equal to 97%; 2 months PITI required for loans with LTVs greater than 97%		

Purchase or refinance	yes		Yes
Cash-out and no cash-out refinances allowed	yes		Yes
Seller paid closing costs and pre-paids allowed	no limit	Greater than 90.0% LTV - 3% 75.01% - 90 - 6% 75% and below - 9%	Contributions by Interested Parties – primary residence, 6% of the lesser of sales price or appraised value can be used towards closing cost and prepaids only. Not allowed to use towards down payment.
89.99% Max LTV with $500 minimum borrower investment	$500	3%	3%
PMI not required	Not required	Yes	Not Required
Forgiveable and repayable community seconds, grants, and gifts allowed.	Gifts, grants & DAPs	Gifts, grants & DAPs	Yes
Tax and insurance escrows are required. Repair escrow for weather delayed items allowed under certain circumstances.	Yes	Yes	Yes
N/A	Current market rates	Current market rates	Current Market Rates
Required from any bank approved source	Yes within last 24 months	yes	Homebuyer education required. Face to Face educaton is required by approved provider.
Boone and Kenton Counties in NKY, however some exeption may be allowed	Restricted to counties listed in CHIP income limits table		U.S. Bank Footprint
Central Bank offers a full range of other mortgage options throughout OH, KY, and IN including Fannie Mae HomeReady, Freddie Mac Home Possible and Home Possible Advantage, FHA, VA, and RHS. (Credit scores, ratios, LTV, and other qualifying criteria determined by each loan program.)	Non traditional tradelines are accepted, manual underwrite		105% combined LTV (CLTV)(Purchase/ Refinance Rehab), 97% LTV (Purchase), 95% (Rate/Term Refinance), 95% LTV (Manufactured Homes), 90% LTV (Two-unit Properties)1 with FICO requirements

Central Bank is also a delegated lender for Kentucky Housing Corp and a Member Bank of the Federal Home Loan Bank of Cincinnati.			
Chris McGaughey	Grace Penn	Grace Penn	**Mark Carroll**
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