

2022 Purchase Mortgage Program Comparison Chart

Program	FHA	VA	Conforming	USDA
Eligibility	One FHA loan at a time	Veterans, Active Military Reservists and National Guard	No restrictions	Designated rural areas Maximum income limits Less than 20% of sales price in liquid assets
Loan Sizes	\$420,680 - \$970,800	\$647,200 - \$970,800 ¹	\$647,200 - \$970,800	\$647,200 ²
Down Payment	3.5%	None with full eligibility	3% to 5% ¹	None
Qualification Ratios	31/43	41 + Residual	28/36	29/41
Seller Contribution Limits	6.0%	4.0% + Customary Closing Costs	2.0% to 9.0%	6.0%
Mortgage insurance (Funding Fee for VA and Guaranty Fee for USDA)	1.75% up front (financed) 85% monthly 30-year with maximum Down ⁵ Always required	2.30% up front (financed) First time use—Min down May be waived for eligible disability	Required with less than 20% down. Monthly and Single Premium (Lender-Paid or Cash) options	1% up front (financed) 0.35% monthly ¹
Occupancy	Owner-Occupied only	Owner-Occupied only	Owner-Occupied Second Home Investor	Owner-Occupied only
Co-borrowers	Non-owner occupants allowed-immediate family members	Owner-Occupants only Spouses or VA eligible only	Non-owner occupants allowed-immediate family members	Owner-Occupants only

Notes: For educational purposes only. Not an offer to lend. Programs subject to availability and program requirements subject to change.

1. VA loan limits are for those with partial guarantee only. There are no loan limits for VA eligible borrowers with full guarantee available (subject to investor limits)
2. USDA does not set loan limits for the program, but most investors set limit to the conforming loan limit.
3. For all programs, at a minimum -- citizenship, permanent resident status or valid work visa required.
4. Qualification ratios may be exceeded to as high as 45% to 50% under certain programs with strong compensating factors.
5. Monthly FHA Mortgage Insurance .85% up to \$625,000 and 1.05% greater than \$625,000.
6. Freddie Mac Home Possible™ and Fannie Mae HomeReady™ are special conforming 3.0% down programs. These programs may contain additional restrictions such as income limits and first-time homebuyer status and require 5.0% down over the base conforming limit. The programs may offer lower mortgage insurance payments and reduced cash obligations through community seconds where available. Homebuyer education may be required.
7. State Bond Programs may feature FHA, VA., Rural Housing and Conforming loans. These loans may be available at lower than market rates, may offer closing cost and/or down payment assistance and reduced mortgage insurance for conforming loans. Must be a first-time buyer with maximum income limits, which may be waived in targeted areas.

