

Household Income Matrix

Program	Conventional	Conventional No MI	FHA / VA / RD	DPA & CCA Grant	Plus Second Mortgage	MCC
	First Mortgage Programs			Specialty Programs		
Income Limit to apply	Standard Household Income Limits ^{1,3} *When all borrower qualifying income exceeds Fannie Mae/Freddie Mac 80% AMI Limits LLPAs apply *If originated with DPA Grant the Grant Lower Income Limits also apply	Standard Household Income Limits ^{1,4} *If originated with DPA Grant the Grant Lower Income Limits apply	Standard Household Income Limits ¹ *If originated with DPA or CCA Grant the Grant Lower Income Limits apply	Grant Lower Income Limits ^{3,4} *Higher income limits do not apply when property is in a Targeted Area	Standard Household Income Limits ^{1,3,4}	Standard Household Income Limits ^{1,3,4}
Whose Income to include	All borrowers *If originated with MCC &/or Plus Second Mortgage, must include all income of all borrowers to confirm within Standard Household Income Limits *If originated with DPA Grant, include all income of all household members to confirm within Grant Lower Income Limits	All borrowers *If originated with MCC &/or Plus Second Mortgage, must include all income of all borrowers to confirm within Standard Household Income Limits *If originated with DPA Grant, include all income of all household members to confirm within Grant Lower Income Limits	All borrowers *If originated with DPA or CCA Grant, include all income of all household members to confirm within Grant Lower Income Limits	All household members	All borrowers	All borrowers *If originated with DPA or CCA Grant, include all income of all household members to confirm within Grant Lower Income Limits
What income to include	Include all eligible qualifying income for each borrower ³ *If originated with MCC &/or Plus Second Mortgage, must include all income of all borrowers to confirm within Standard Household Income Limits ^{2,3} *If originated with DPA Grant, include all income of all household members to confirm within Grant Lower Income Limits ^{2,3}	Include all eligible qualifying income for each borrower ⁴ *If originated with MCC &/or Plus Second Mortgage, must include all income of all borrowers ^{2,4} *If originated with DPA Grant, include all income of all household members ^{2,4}	Include all income earned by all borrowers ² *If originated with DPA or CCA Grant, include all income of all household members ²	Include all income earned by all household members ²	Include all income earned by all borrowers ²	Include all income earned by all borrowers ² *If originated with DPA or CCA Grant, include all income of all household members ²
*Use most restrictive requirements for Combo Transactions						
Footnotes	¹ Higher income limits may apply when the property is located in a Targeted Area. Not applicable to loans originated with Virginia Housing’s DPA or CCA Grant. ² Some income can be excluded from the household income calculations. Examples: Child Support income awarded but documented as not received, one time lump sum (such as inheritance, settlement of an insurance claim, re-enlistment bonus). See the Origination Guide for details. ³ If using the Conventional program: If all borrower’s qualifying income exceeds Fannie Mae & Freddie Mac ’s 80% AMI then LLPAs apply. Loan must also be within applicable Virginia Housing Income Limit. ⁴ If using the Conventional No MI through Fannie Mae: DU will render a decision of <i>Approve/Ineligible</i> for the No MI program if the borrower’s qualifying income exceeds Fannie Mae & Freddie Mac ’s 80% AMI. It is acceptable to proceed with the Conventional No MI program as long as the only reason for the ineligibility is due to income exceeding 80% AMI. Loan must be within applicable Virginia Housing Income Limit. Conventional No MI through Freddie Mac & LPA is not eligible.					
Examples	<ul style="list-style-type: none"> Conventional loan with an MCC & Plus Second Mortgage: All borrowers qualifying income must be at/below Fannie Mae & Freddie Mac’s 80% AMI to avoid LLPAs. The Standard Household Income Limit also applies & all the income of all borrowers must be included in the household income calculation – not just income that can be used to qualify per Conventional guidelines. Conventional No MI loan with an MCC & DPA Grant: The Grant Lower Income Limits apply & the income from all household members must be included. Also note that if the borrower’s eligible qualifying income exceeds Fannie Mae’s 80% AMI that is acceptable as long as the household income is within the Grant Lower Income Limits (DU will render an <i>Approve/Ineligible</i> but that is acceptable as long as the ineligibility is only due to income exceeding 80% AMI). Note that Freddie Mac & LPA is not eligible. FHA loan with an MCC & DPA Grant: All household members’ income is included & the Grant Lower Income Limits apply. VA loan with an MCC & CCA Grant: all household members’ income must be included & Grant Lower Income Limits apply. 					

