

Bulletin # 238
July 24, 2023

To: CHFA Lenders
From: CHFA Homeownership Department
Subject: Program Consolidation and Renaming

The Connecticut Housing Finance Authority (CHFA) will be eliminating the following loan programs, effective with reservations on or after August 1, 2023:

- CALP
- HFA Preferred™ Uninsured
- HFA Advantage® Uninsured

CHFA is expanding the HFA Preferred™ and HFA Advantage® programs to include loans with income over 80% AMI and uninsured loans.

Please note that Mortgage Insurance Coverage will be as required by AUS findings:

- CHFA HFA Preferred™ and HFA Advantage® loans with income **at or below 80% AMI:**

<u>Loan-to-Value Ratio</u>	<u>PMI Coverage Required</u>
95.01% - 97.00%	18%
90.01% - 95.00%	16%
85.01% - 90.00%	12%
80.01% - 85.00%	6%

- HFA Preferred™ and HFA Advantage® loans with income **over 80% AMI:**

<u>Loan-to-Value Ratio</u>	<u>PMI Coverage Required</u>
95.01 - 97.00%	35%
90.01 - 95.00%	30%
85.01 - 90.00%	25%
80.01 - 85.00%	12%

Loans already reserved under the programs that are to be eliminated will still be honored under that program.

In an effort to reduce errors in reservations, the “Regular Homebuyer Program” will be renamed “Government Insured”, effective with reservations on or after August 1, 2023.

All questions regarding this Bulletin should be directed to Lisa Hensley at lisa.hensley@chfa.org or Carolyn Christensen at carolyn.christensen@chfa.org