

	<u>FHA</u>	<u>VA</u>	<u>USDA</u>
Loan Types	30 year fixed 30 year fixed w/2-1 buy down 20, 25 year fixed 10, 15 year Fixed 5/1 ARM 3/1 ARM 1/1 ARM	30 year fixed 30 year fixed w/3-2-1 buy down 20, 25 year fixed 10, 15 year fixed 5/1 ARM 3/1 ARM	30 year fixed
Property Types	Owner Occupied Primary Residence 1-4 Unit Property Approved Condos PUD Manufactured Housing*	Owner Occupied Primary Residence 1-4 Unit Property Approved Condos PUD Manufactured Housing*	Owner Occupied Primary Residence Single Family Residence Approved Condos Manufactured Housing*
Credit Scores	580 Minimum	No Minimum	No Minimum
Max LTV	97% 96.5% Effective 01/01/09	100% plus funding fee	102%
Seller Paid Costs	6% of purchase price	4% of purchase price	No Maximum
Loan Limits	\$567,500 See attached flyer for 2009 limits by county	\$417,000 up to 1 million** \$521,000 up to 1 million***	None
Income Limits	None	None	115% of county median income
MI / Funding Fees	1.75% UPMIP Monthly premium .55%	First Use Additional Use 2.15% 3.30%	2% Funding Fee
*	1) Manufactured Home must be dated 6/16/1976 or newer	1) Manufactured Home must be dated 6/16/1976 or newer 2) After max conforming limit borrower pays 25% of difference as down payment i.e. \$500,000 purchase down payment is 25% of 500,000-417,000 or	1) Must be new home purchased from approved dealer

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		20,700 3) Effective 01/01/09	
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	<u>STATE BOND</u>	<u>NAT'L HOMEBUYER FUND</u>
Loan Types	30 year fixed 40 year fixed 30 year interest only 40 year interest only	30 year fixed 40 year fixed 30 year interest only
Property Types	Owner Occupied Primary Residence Single Family Residence Approved Condos PUD Manufactured Housing*	Owner Occupied Primary Residence Single Family Residence 2-Unit Approved Condos PUD
Credit Scores	No Minimum	620
Max CLTV	105%	100%
Seller Paid Costs	6% of purchase price	3% of purchase price
Loan Limits	See attached worksheet for acquisition limits by County	\$417,000 \$506,000 Effective 01/01/09
Income Limits	King/Snohomish Counties \$90,000 1-2 person family \$97,000 3 or more family members Island/Pierce/San Juan Counties \$75,000 1-2 person family \$87,000 3 or more family members All other Counties \$65,000 1-2 person family \$75,000 3 or more family members	140% of area median income
Down Payment Assistance**	\$10,000 Statewide \$60,000 Seattle City Limits \$30,000 East King County*** \$30,000 King County outside	UP to 8% of purchase price \$200 fee to NHF applies

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	Seattle \$10,000 Teachers/Veterans \$15,000 Home choice \$10,000 or 6% USDA Rural	
*	1) Manufactured Home must be dated 6/16/1976 or newer 2) Income/Acquisition Limitations vary for down payment assistance programs 3) Limited to 16 East King County Cities	

FHA Loan Limits Effective 01/01/2009

County	One Unit	Two Units	Three Units	Four Units
King County	\$506,000	\$647,750	\$783,000	\$973,100
Pierce County	\$506,000	\$647,750	\$783,000	\$973,100
Snohomish County	\$506,000	\$647,750	\$783,000	\$973,100
San Juan County	\$483,000	\$618,300	\$747,400	\$928,850
Clark County	\$362,250	\$463,750	\$560,550	\$696,650
Skamania County	\$362,250	\$463,750	\$560,550	\$696,650
Chelan County	\$342,700	\$438,700	\$530,300	\$659,050
Douglas County	\$342,700	\$438,700	\$530,300	\$659,050
Jefferson County	\$322,000	\$412,200	\$498,250	\$619,250
Island County	\$316,250	\$404,850	\$489,350	\$608,150
Kitsap County	\$307,050	\$393,050	\$475,150	\$590,500
Whatcom County	\$304,750	\$390,100	\$471,550	\$586,050
Clallam County	\$296,700	\$379,800	\$459,100	\$570,550
Skagit County	\$295,550	\$378,350	\$457,350	\$568,350
Thurston County	\$293,250	\$375,400	\$453,750	\$563,950

State Bond Maximum Acquisition Cost

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NETWORK

Mortgage Services, Inc.

19101 36th Ave W Ste 103, Lynnwood WA 98036

County	Non-Targeted Area	Targeted Area
Clark/Island	\$330,000	\$360,000
Jefferson/Pierce/Snohomish	\$370,000	\$395,000
King/San Juan	\$450,000	\$475,000
Kitsap/Whatcom	\$300,000	\$335,000
Skagit	\$285,000	N/A
All Others	\$270,000	\$290,000

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