

Comparing Low/No Down Payment Purchase Options

	VA	USDA/ RURAL DEVELOPMENT	REGIONS AFFORDABLE 100	REGIONS AFFORDABLE 97	FHA
Available Products & Parameters	Maximum financing available based on borrower's VA entitlement	<ul style="list-style-type: none"> Maximum loan amount up to Conforming Loan Limits Property located in <u>eligible rural area</u> 	Maximum loan amount up to Conforming Loan Limits*		Maximum loan amount varies based on geographical limit per county**
Borrower Eligibility	<ul style="list-style-type: none"> Borrower must be retired (honorably discharged) or active duty veteran, remarried widows or widows possessing a Certificate of Eligibility Member of Reserves and National Guard Unmarried surviving spouse (veteran must have died on active duty or from a service connected disability) 	Property must be located in a USDA-designated rural area	<ul style="list-style-type: none"> Borrower's income cannot exceed 80% of HUD median income, unless the property to be purchased is located in a tract where the median income does not exceed 80% of area median income (LMI census tracts). Homebuyer education course required (free/online available) Must not own any other residential property at time of closing 		No ownership in any other FHA-insured property
Loan-to-Value	Maximum 100% LTV			<ul style="list-style-type: none"> Maximum 97% LTV Minimum 3% down 	<ul style="list-style-type: none"> Maximum 96.5% LTV Minimum 3.5% down
Borrower Contribution	Not required		At least \$500	3% (can be gift)	3.5% (can be gift)
Mortgage Insurance	<ul style="list-style-type: none"> Funding Fee (up front) No monthly MI 	<ul style="list-style-type: none"> Up front Guarantee Fee Annual/monthly Guarantee Fee 	None		<ul style="list-style-type: none"> Up front Premium Annual/monthly MI
Occupancy	Owner-occupied				
Seller Contribution	Maximum 4%	Maximum 6%	Maximum 6%	Maximum 6%	
Reserves	Not required		Not required (for DTIs up to 33/43)		2 months or total scorecard
Subordinate Financing	Permitted through a Regions-approved down payment assistance program (DPA)				

