



# MEMORANDUM

**TO:** NIFA Participating Lenders  
**FROM:** Jacki Young, Chief Homeownership Officer  
**DATE:** October 9, 2018  
**SUBJECT:** Memo #18-32, New Mortgage Rates (increase)

NIFA is announcing new mortgage rates for our Military Home, First Home Focused, First Home Plus and Homebuyer Assistance (HBA) Programs. The rate on the HBA second mortgage loan will remain at 1%.

**The new mortgage rates listed below are effective for all loan reservations processed in Lender Online on Wednesday, October 10, 2018.**

Program Name	Government Rate	Conventional Rate	Origination/Discount	Principal & Interest Factor
Military Home -VA, FHA and RD loans	4.250	NA	0% + 0%	4.250 – 4.919399
First Home Focused (target areas) -FHA, RD and conventional loans	4.250	4.500	0% + 0%	4.250 - 4.919399 4.500 – 5.066853
First Home Plus (non-target areas) -FHA, RD and conventional loans	4.500	4.750	0% + 0%	4.500 – 5.066853 4.750 – 5.216473
Homebuyer Assistance (HBA) -FHA, VA, RD & conventional loans -Maximum 5% second amount -Second term of 120 months	5.000 – 1 <sup>st</sup> rate 1.000 – 2 <sup>nd</sup> rate	5.250 – 1 <sup>st</sup> rate 1.000 – 2 <sup>nd</sup> rate	0% + 0%	5.000 – 5.368216 5.250 – 5.522037 1.000 – 8.760412

Regular locks are valid for 60 days. Extended locks for new construction are valid for 150 days subject to requirements set forth in the Extended Lock Request Form. *It is important to note that premature locks are not allowed and lenders should take loan processing and underwriting timelines into consideration.*

Attached for your reference is an updated Information Sheet including rates, household income limits, purchase price limits and credit underwriting overlays.

If you have any questions, please let us know.