ESSEX EST. 1986 MORTGAGE CORRESPONDENT LENDING

All DPA Roads Lead to ESSEX MORTGAGE

essexcorrespondent.com

Last Updated: March 16th, 2026

DPA OPTIONS	100% or 101.5% DPA AMORTIZED	100% FORGIVABLE DPA
Max LTV/CLTV	96.5% LTV / 101.5% CLTV	96.5% LTV / 100% CLTV
Max 2nd Loan Amount	Two Options: 3.5% or 5.0% of Sales Price or Appraised Value (lower of)	3.5% of Sales Price or Appraised Value (lower of)
Max 1st Loan Amount	FHA County Loan Limits: Conforming & High Balance (Conforming only in WA)	FHA County Loan Limits: Conforming & high balance
Loan Term on 2nd	10 Year Term	30 Year Term
Forgivable	No	100% Forgiven after 3 years (per program code) with occupancy cert and current (no lates)
Interest Rate on 2nd	2% over 1st note rate	0%
Monthly Payment on 2nd	Yes	No
Allowable Use of Funds	Down Payment, Closing Costs, Fees, Pre-paids, Expenses, Buydowns	Down Payment, Closing Costs, Fees, Pre-paids, Expenses, Buydowns
Transactions	Purchase	Purchase
Eligible Property	Primary Residence: SFR, Condo, PUDs, 2 Units, Manufactured Homes (Double & Triple wide)	Prime Residence: SFR, Condo, PUDs, 2 Units, Manufactured Homes (Doublewide & Triple wide)
Income Limits	None	None
Gifts Allowed	Yes	Yes
Eligible Home Buyer	All FHA Eligible Borrowers No 1st Time Homebuyer Restrictions	All FHA Eligible Borrowers No 1st Time Homebuyer Restrictions
Minimum FICO Standard Option	600 Minimum FICO	600 Minimum FICO
Minimum FICO Blended Option	Not Required	Not Required
Housing and Debt Ratios	No Maximum - Determined by AUS	No Maximum - Determined by AUS
Points & Fees Test	Pass required	Pass required
Manual U/W Ratios	600 Minimum FICO	600 Minimum FICO
Home Buyer Counseling	Required for one occupying borrower	Required for one occupying borrower
Bankruptcy / Foreclosure	Follow FHA Guidelines	Follow FHA Guidelines
Non-Occupant Co-Borrowers	Allowed per FHA Guidelines (Must be on Title)	Allowed per FHA Guidelines (Must be on Title)
Seller Concessions	Allowed per FHA Guidelines	Allowed per FHA Guidelines
Admin Fee (FHA 1st only)	$395.00	$395.00
2/1 Buydown Available	Yes	Yes
Ineligible States	New York	New York and Washington State
Lender Fully Delegated UW & Close	Yes	Yes
National Program/Not Federal Funded	DPA Funds never run out	DPA Funds never run out