

RHS

Program Guidelines



What is Virginia Housing's RHS program?	Virginia Housing's RHS program is a Rural Housing Service (RHS) first mortgage guaranteed by RHS and is offered to first-time and repeat homebuyers and allows use of the expanded income limits (RHS income limits must also be met). The loan is securitized by Ginnie Mae via a mortgage-backed security (MBS). The interest rate for the RHS program may vary compared to the RHS Bond program. Requirements of this securitized non-bond program are listed below.								
Loan Term	30 year fixed rate only.								
Maximum Lender Compensation	2.50% including SRP plus common and customary ancillary fees.								
Loan-to-Value (LTV)	Maximum 100% LTV based on the appraised value (+ financed guarantee fee – Follow RHS LTV requirements). No minimum LTV. Follow RHS requirements for maximum CLTV. Exhibit LL required if there is subordinate financing (except FHLB).								
Mortgage Insurance	Guarantee Fee per RHS requirements.								
SPARC Eligible	No.								
FirstHome Dream Eligible	No.								
Plus Second Mortgage Eligible	No.								
DPA Grant Eligible	No.								
CCA Grant Eligible	No.								
Community Heroes Grant Eligible	No.								
First-time Homebuyer	No requirement. Must follow RHS requirements for maximum number of properties owned.								
Income Limits	<table border="1"> <thead> <tr> <th>Income Limit Type:</th><th>RHS</th></tr> </thead> <tbody> <tr> <td>Who to include:</td><td>Expanded limits</td></tr> <tr> <td>Who to include:</td><td>All borrowers</td></tr> <tr> <td>What income to include:</td><td>Eligible qualifying income</td></tr> </tbody> </table> Click here to see Virginia Housing's income limits. Note: RHS has different income limits and may have different household income calculation requirements that must also be followed.	Income Limit Type:	RHS	Who to include:	Expanded limits	Who to include:	All borrowers	What income to include:	Eligible qualifying income
Income Limit Type:	RHS								
Who to include:	Expanded limits								
Who to include:	All borrowers								
What income to include:	Eligible qualifying income								
Sales Price / Acquisition Cost Limits	No maximum sales price / acquisition cost, but RHS maximum loan limits must be followed as indicated below.								
Maximum Loan Amount	Follow RHS maximum loan amount requirements.								
Eligible Purpose	Primary residence purchase (no refinances).								
Residency	Must meet RHS residency requirements.								



Programs Disclosure and Borrower Affidavit (Exhibit E)	Pages 1 – 2 must be completed and signed.
Seller Affidavit (Exhibit F)	Not required.
Originating Lender's Loan Submission Cover Letter (Exhibit O)	Not required.
Recapture	Loan is not subject to recapture.
Homebuyer Education	Required for all first-time homebuyers. Complete Virginia Housing course, HUD Approved Counseling Agency course, Fannie Mae Framework, or Freddie Mac CreditSmart course prior to approval. Fannie Mae's Homeview course is not acceptable. Homebuyer Education Certificate is valid for 2 years.
Tax Transcripts	Virginia Housing does not require tax transcripts for this program, however RHS may have its own different tax transcript requirements. Lender follow RHS requirements.
Business Use of Home	No more than 15% of the financed dwelling may be used primarily in a trade or business. The borrowers must fully execute the Business Use of Home Certification if the borrower has disclosed that a part of the current residence is being used primarily for a trade or business or if there is any other evidence in the file, such as: • The employment business address is the same as the borrower's current residence address and/or the borrower has marked yes for mixed-use property on the URLA, or • Federal tax returns are provided and show the "business in home" deduction was taken (Typically this shows on Schedule C, line 30). The Business Use of Home Certification certifies that not more than 15% of the total living area of the subject property will be used primarily in a trade or business. If greater than 15% will be used in the subject dwelling then the borrower is not eligible.
Maximum Net Worth	Cannot exceed 50% of sales price (See Origination Guide for more information).
Automated Underwriting System (AUS) / Manual Underwrites	• Guaranteed Underwriter System (GUS) Accept Eligible. • GUS decision of Ineligible is not acceptable. • GUS decision of Refer may be manually underwritten as long as the loan meets the more restrictive of Virginia Housing requirements and RHS manual underwrite requirements. • Manual Underwrite is acceptable, including borrowers with no credit score. • Must meet RHS Non-Traditional credit requirements and all other RHS manual underwrite requirements.
Minimum Credit Score	620 (no exceptions) for all borrowers. • If a borrower does not have sufficient credit to obtain a credit score then the loan must be manually underwritten as indicated above.
Maximum DTI	50% (no exceptions) with AUS Approval. Manually underwritten loans must meet more restrictive ratio requirements of Virginia Housing and RHS.
Non-Occupant Co-Borrowers	Not allowed.
Ineligible Qualifying Income	• Boarder Income • Accessory Unit Income
Foreclosures / Deed in Lieu / Short Sales	Follow RHS waiting period requirements.

Collections / Judgments	Follow RHS requirements.
Minimum Borrower Contribution	Follow RHS requirements.
Reserves / Acceptable Funds to Close	Follow RHS requirements for reserves and funds to close (including a gift). Exhibit LL required if there is subordinate financing (except FHLB).
Interested Party Contributions	Follow RHS requirements.
Property	• Single family (1 unit) detached, attached, RHS approved condominium (lender to certify condo approval and provide documentation). • Manufactured Homes must meet RHS and see Origination Guide for additional requirements. • Follow RHS acreage requirements, if applicable. • Property must be located in Virginia and must be RHS eligible.
UCDP / Collateral Underwriter	Not required.
Unfinished Area	Not applicable since there is no sales price limit to which an acquisition cost must be under.
Post-Closing Repairs	Escrows for post-closing repairs considered case by case as an exception. The Originating Lender's underwriter must review and render a decision on the exception. See the Origination Guide for additional requirements and criteria. No structural or major mechanical repairs allowed.
General Guidelines	Unless otherwise noted follow RHS requirements (with program overlays).

Lock-In	Loans locked on Virginia Housing's LOS – Mortgage Cadence – Select RH30F . Different pricing available for this product than Virginia Housing's RHS Bond product. Follow steps outlined in the Mortgage Cadence User Guide for registering and locking loans.
LLPAs	No additional Loan Level Price Adjustments (LLPAs).
Origination	Loan originated in accordance with program guidelines and RHS guidelines.
Lender Delegated Underwriting Availability	Delegated underwriting is available to all approved Virginia Housing delegated lenders. Lender's underwriter assumes full responsibility for compliance with RHS underwriting requirements. Lenders can contact their Business Development Officer for questions / concerns about delegation.
Underwriting	Loans underwritten in accordance with program guidelines and RHS guidelines. Lender's underwriter assumes full responsibility for compliance with RHS underwriting requirements. Non-Delegated lenders must submit to Virginia Housing prior to closing – must use the Underwriting Submission Checklist . It is preferred that Non-Delegated lenders include the RD Conditional Commitment 3555-18 when submitting to Virginia Housing underwriting for pre-closing review. Follow steps outlined in the Mortgage Cadence User Guide for submitting a Non-Delegated loan to Virginia Housing Underwriting or submitting for Delegated Approval.
Closing	Loans closed in accordance with standard RHS guidelines. Loan must be closed in the name of the lender, registered in MERS with MERS compliant documents.
UCD	Not required.
Documents	Final AUS, URLA, and Transmittal must match (standard RHS tolerances allowed).
Funding	Originating lender will fund the first mortgage at closing.
Delivery	Loans submitted to Virginia Housing within 10 calendar days of closing. Follow steps outlined in the Mortgage Cadence User Guide for submitting a closed loan package. Documents must be uploaded using the Loan Stacking Form .
Pre-Purchase Review	Loans reviewed by Virginia Housing prior to purchase. If errors noted, Virginia Housing will contact lender.
Post-Closing	Standard post-closing documents must be submitted to Virginia Housing.
Important: Refer to the Origination Guide for more information about Virginia Housing eligibility requirements.	

The information contained herein (including but not limited to any description of Virginia Housing and its lending programs and products, eligibility criteria, interest rates, fees and all other loan terms) is subject to change without notice.