



A LETTER TO OUR CAPITOL HILL LENDERS

The person holding this letter wants to purchase a home from Habitat for Humanity Seattle King County and requires financing. We have referred them to your office to secure a WSHFC House Key preapproval.

Habitat requires our buyers to access any purchase assistance that they may be eligible to receive. Please provide a preapproval based on providing the WSHFC House Key FNMA 1st mortgage, any House Key DPA, and/or any other purchase assistance the buyer can access through you. Any portion of the projected sales price which is not covered by the first mortgage, deferred loans and/or down payment assistance you pre-approve for the buyer will be provided through FNMA-approved financing from Habitat. Here are the preapproval requirements:

- Purchase Prices:
 - 1BR: \$400,000.00
 - 2BR: \$500,000.00
 - 3BR: \$600,000.00
- Maximum LTV: **80%**
- Maximum CLTV: 103%
- Minimum Buyer Contribution: 1% of Purchase Price
 - *If buyers' liquid assets exceed \$10,000.00, then buyer must contribute excess funds at closing.*
- Minimum Housing Ratio (DTI): **25%**
- **Required Combined DTI: 43%**
 - *Preapproval must meet this ratio unless LTV would exceed 80%*

In addition to your preapproval letter please provide a fees worksheet, 1003 or 1008 that we can use to verify that the buyer meets the requirements listed above.

The following are the projected housing costs, not including principle payment or interest, associated with the Capitol Hill Homes:

- Insurance: \$75
- Property Taxes: \$325
- COA Dues: \$280
- Total: \$680

If you have any questions about closing documents, financing procedures or other items surrounding the sale of a Habitat home please call Ali Sheibani at 206.347.0704 or contact him via email at ali.sheibani@habitatskc.org.