



# HALLMARK HOME MORTGAGE

## OHFA – FHA

To review the Ohio Housing Finance Agency programs, go to [OHFA](#)

### Encompass Setup

- Borrower Summary
  - Loan Program = OHFA FHA Fixed
  - Closing Cost = OFHA

Transaction Details	
Lender	Hallmark Home Mortgage, LLC
Loan Program	OHFA FHA Fixed
Closing Cost	OFHA

- Subordinate Financing
  - Click the Sub Financing button
  - Enter the amount of the DPA in the 2<sup>nd</sup> Mortgage field

Subordinate Mortgage Loan Amounts	
1st Mortgage	144,750.00
2nd Mortgage	7,500.00
Additional	0.00
<input type="button" value="OK"/> <input type="button" value="Cancel"/>	

- Special Product Type = select the OHFA program that fits your needs

HHM Loan Type	HHM FNMA HomeReady
<b>Special Product Type</b>	HHM High Balance
	Homepath
	Huntington Doctor Program
	IHFA 97% HFA Preferred
	IHFA First Home
	IHFA Next Home
	IHFA w/ MCC
	Non-Warrantable Condo
	OHFA
	OHFA FHLMC HFA
	OHFA Grants for Grads
	OHFA Next Home
	OHFA Ohio Heroes
	OHFA w/ MCC
	OHFA Your Choice

- Downpayment = 3.5%

Purchase Price	150,000.00
Down Payment	3.500 % 5,250.00
Loan Amount	144,750.00

- 1003 P1
  - Source of Downpayment = FHA – Gift – Source Government Assistance
  - Explanation of Downpayment = OHFA DPA Program should match the program chosen in Special Product Type above

Source of Down Payment	FHA - Gift - Source Government Assistance
Explanation of Down Payment	OHFA Next Home 5%

- FNMA Streamlined 1003 – MORNETPlus Community Lending section
  - Check the Community Seconds box
  - Fannie Mae's Community Lending Product = 07 HFA Preferred

MORNETPlus Community Lending	
<input type="checkbox"/> Community Lending	<input type="checkbox"/> FannieNeighbors Eligible
<input checked="" type="checkbox"/> Community Seconds	
Metropolitan Statistical Area or County	
Fannie Mae's Community Lending Product	07 HFA Preferred
HUD Median Income	
Income Limit Adjustment Factor	%
Community Lending Income Limit	
Community Seconds Repayment Structure	

- HUD-92900LT FHA Loan Transmittal – Mortgage Information section
  - Secondary Financing
    - Check Gov't box
    - Enter the Amount of Secondary Financing as the OHFA Program you selected in Special Product Type

Secondary Financing	
Source / EIN	OHFA Next Home
<input checked="" type="checkbox"/> Gov't	<input type="checkbox"/> NP <input type="checkbox"/> Family
<input type="checkbox"/> Other	
Amount of Secondary Financing	7,500.00