



UNDERWRITING GUIDELINES*
First Time Homebuyer Down Payment Assistance
2nd Mortgage Loan Program

*Any exceptions to LPTFA's guidelines will be made on a case by case basis with review of a full loan submission.

- Property must be located in the Lafayette Parish
- Minimum credit score – 640
- Maximum debt ratios – 29/45
- DU/LP Findings – Accept/Eligible
- Current income limits are found on www.lptfa.org. Income limits are projected forward. All household income must be disclosed.
- 3 traditional trade lines with 12-month payment history
OR
3 non-traditional trade lines, plus a VOR (completed by a property management company, with cancelled checks). Examples of non-traditional trade lines would be utility bills, car insurance, cell phone bill, etc. Bills that are paid monthly documented with letter from the creditor stating customer paid on time for 12 months, plus 12 months bank statements.
- No non-occupying co-borrowers.
- Closing must be at least 10 days after the date of the approval.
- Approvals expire in 45 days, and are non-transferrable between lenders and property addresses.
- Loan proceeds can only be used for closing costs, pre-paid charges and down payment. No other cash back to borrower at closing.
- These are guidelines only. LPTFA has the right to deny any borrower that cannot demonstrate the ability or willingness to repay the loan.