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| --- | --- | --- | --- | --- | --- |
|  | USDA-RD DIRECT | USDA-RD GUARANTEE | FHA 247\* | FHA 184A\* | VA Direct Loan Program |
| Loan Value | 100% | 101% | 96.5% | 97.75% | 100% |
| Term | 30 YEARS | 30 YEARS | 30 YEARS | 30 YEARS | 30 YEARS |
| Current Interest Rate (subject to change) | Fixed at time of loan approval currently 3.25% | Varies with lender | Fixed Rate locked up to 1 year prior to funding. | Fixed Rate locked up to up to 1 year prior to funding. | Fixed @ time of  loan approval currently 4% (rate reduced if  lower at closing) |
| Maximum Loan Amount | $ 360,525 | 101% of appraised value | $ 721,050 | $ 544,185 | $ 721,050 |
| Application Fee | NONE | Varies with lender | NONE | NONE | NONE |
| Discount (Points) | NONE | Varies with lender | VARIES | VARIES | NONE |
| \*Appraisal Fee | $475 | Varies with lender | $650 | $650 | $650 |
| Origination Fee | NONE | Varies with lender | Varies with lender | Varies with lender | VA funding fee |
| Mortgage Insurance | n/a | n/a | 3.8% | n/a | Active Duty 1.25%  Reserves 2% |
| Guarantee Fee | n/a | 1.00% + .35  annual fee | NONE | 1% |
| Approval Fee | n/a | Varies with lender | NONE | NONE | NONE |
| Tax Origination Fee | $79 | Varies with lender | NONE | NONE | n/a |
| Eligibility Restrictions | 80% & below AMI (LOW INCOME) | Native Hawaiian | Native Hawaiian | Native Hawaiian | lessee must be veteran |

**\*EXTENDER RATE LOCK DETAILS – SEE LENDER FOR DETAILS**

**NOTE: ALL INTEREST RATES AND FEES SUBJECT TO CH**ANGE WITHOUT NOTICE.