



# SC Housing Mortgage Programs 2025 - 2026

## FIRST MORTGAGE PROGRAMS

Program Name	Lien Position	Term	LTV	Max. CLTV	Allowable Lender Fees	Income/Sales Price Limits (Program)	Income Used to Qualify (Program)	First-time Homebuyer	Education Required	Property Type	Credit Score	DTI	AUS	Manual UW	Closed Loan Delivery/Service
SC Homebuyer FHA (Bond)	1st	30 Year	≤ 96.5%	105%	Usual and Customary	County Income/Sales Price Limits Apply	Total Qualifying Income	Yes w/exceptions	Yes	SFR, PUD, Condos, Modular	640	45%	DU Approve/Eligible	No	SC Housing
													LPA Accept		
SC Homebuyer VA (Bond)	1st	30 Year	≤ 100%	100% + VA fund fee	Usual and Customary/VA	County Income/Sales Price Limits Apply	Total Qualifying Income	Yes w/exceptions	Yes	SFR, PUD, Condos	640	45%	DU Approve/Eligible	No	SC Housing
													LPA Accept		
SC Homebuyer USDA (Bond)	1st	30 Year	≤ 100%	105%	Usual and Customary	County Income/Sales Price Limits Apply	Total Qualifying Income	Yes w/exceptions	Yes	SFR, PUD, Condos	640	45%	GUS Eligible	No	SC Housing
SC Homebuyer Conventional (Bond)	1st	30 Year	≤ 97%	105%	Usual and Customary	County Income/Sales Price Limits Apply	Total Qualifying Income	Yes w/exceptions	Yes	SFR, PUD, Condos	640	45%	DU Approve/Eligible	No	SC Housing
													LPA Accept		
Palmetto Home Advantage Conventional/ Government (Non-bond)	1st	30 Year	≤ 97%	105%	Usual and Customary	MAX 124,000 Conventional Government	Qualifying Income (Use income on VOE and Paystub)	Yes & Move up borrower eligible	Yes	SFD, PUD CONDO	640	50%	DU Approve/Eligible	No	Lakeview Loan Servicing
										Manuf'd (FHA & Conv)	660	45%	LPA Accept		

05.06.2025





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## SECOND MORTGAGE DOWN PAYMENT ASSISTANCE (DPA) PROGRAMS

Program Name	Lien Position	DPA Term	DPA Amount/ Percentage	CLTV	Allowable Lender Fees	Income/Sales Price Limits (Program)	Income Used to Qualify (Program)	First-time Homebuyer	Education Required	Property Type	Credit Score	DTI	AUS	Manual UW	Closed Loan Delivery/Service
SC Homebuyer Forgivable DPA (County First, HCV & Families w/ Disabilities)	2nd	15 Year	\$10,000	105%	Up to \$35 recording fee	County Income/Sales Price Limits Apply	Total Qualifying Income	Yes w/exceptions	Yes	Follow 1 <sup>st</sup> Mtg.	Follow 1 <sup>st</sup> Mtg.	N/A	Follow 1 <sup>st</sup> Mtg.	No	Follow 1 <sup>st</sup> Mtg.
Palmetto Home Advantage Forgivable DPA	2nd	10 Year	0%, 3% or 4% of loan amount	105%	Up to \$35 recording fee	Follow First Mortgage	Qualifying Income (Use income on VOE and Paystub)	Yes & Move up borrower eligible	Yes	Follow 1 <sup>st</sup> Mtg.	Follow 1 <sup>st</sup> Mtg.	N/A	Follow 1 <sup>st</sup> Mtg.	No	Lakeview Loan Servicing