Participating Lenders Program Participation



Report last updated: 5/2/2025 7:55:12PM

Click to find a participating lender in your area: https://www.phfa.org/homebuyers/participatinglenders.aspx <

	CO	VENTIO	NAL	GOVE	RNME	NT	ASS	ISTANCE I	PROGR	RAMS	REFIN	ANCE		RE	PAIR	
Participating Lenders	KHL	KFLEX	HFA PR	KHL FHA VA RD	KFLEX	kgov Fha va Rd	ADV	ACCESS MOD	MCC	KFIT	STREAMLINE FHA VA	HFA KFL PR	EX	PURCHASE & IMPROV	HOME STYLE	KFLEX P & I
★ Acre Mortgage & Financial Inc	X	X	X	XXX	X		X	X		X	X X	XX				
Advisors Mortgage Group LLC	X	X		XXX	X					X						
Affordable Mortgage Advisors, LLC	X	X			X		X			X						X
All Western Mortgage, Inc.	X	X		XXX	X		X			X						
★ Allied Mortgage Group Inc	X			XXX			X									
 Allied Mortgage Group Inc Center City Mortgage & Investment, LLC 	X (X)			X X X (X) (X) (X)		X X X (X) (X) (X)	X (X)		(X)		X (X)					
American Bank	X	X	X				X	X		X		XX		X	X	X
★ American Financial Mortgage Corp	X		X	XXX		XXX	X	X		X	XX	X	ו			

	CO	NVENTIO	NAL	GOVE	RNME	NT	ASSI	STANCE F	PROGR	AMS	REFI	NANCE	RI	EPAIR	
Participating Lenders	KHL	KFLEX	HFA PR		KFLEX	kgov Fha va Rd	ADV	ACCESS MOD	MCC	KFIT	STREAMLINE FHA VA	HFA KFLEX PR	PURCHASE & IMPROV	HOME STYLE	KFLEX P & I
 ★ American Financial Mortgage Corp ★ YES Financial, LLC 	X (X)		X	X X X (X) (X)		X X X (X) (X) (X)	X (X)	X		X (X)	XX				
American Pacific Mortgage Corporation	X	X	X	XXX	X		X	X		X	XX	XX	X	X	X
Ark-La-Tex Financial Services LLC	X	X	X	XXX	X		X	X		X	XX	XX	X	X	X
Atlantic Coast Mortgage, LLC	X	X	X		X		X	X		X	XX	XX	X	X	X
* ACNB Bank	X	X	X		X		X	X		X		XX	X	X	X
AFC Mortgage Group, LLC	X	X	X		X		X			X		XX		X	X
Bay Equity LLC	X	X	X	XXX	X		X			X					X
Better Mortgage Corporation	X	X			X		X			X					
Cardinal Financial Company, Limited Partnership	X	X		XXX	X		X			X					
Citizens & Northern Bank	X	X								X					X

	СО	NVENTIO	NAL	GOVE	RNME	NT	ASS	ISTANCE F	PROGR	RAMS	REFIN		RI	PAIR	
Participating Lenders	KHL	KFLEX	HFA PR		KFLEX	KGOV FHA VA RD	ADV	ACCESS MOD	MCC	KFIT	STREAMLINE FHA VA	HFA KFLEX PR	PURCHASE & IMPROV	HOME STYLE	KFLEX P & I
★ ★ CrossCountry Mortgage, LLC	X	X	X	XXX	X	XXX	X			X	XX	XX			
★ Customers Bank	X						X			X					
★ ★ CMG Mortgage, Inc.	X	X	X	XXX	X	XXX	X			X	XX	XX			
* DAS Acquisition Company, LLC	X	X	X	XXX	X	XXX	X	X		X	XX	XX	X		X
Envoy Mortgage, LTD	X	X	X	XXX	X		X			X					
★ Equity Resources, Inc.	X		X	XXX		XXX	X								
★ EMM Loans, LLC	X		X	XXX		XXX	X	X			XX				
★ Fairway Independent Mortgage Corporation	X	X	X	XXX	X	XXX	X	X		X					
Federated Mortgage Corp.	X	X	X		X		X	X		X		XX	X	X	X
★ First Citizens Community Bank	X	X		XXX	X		X			X	XX	XX			X

	CO	NVENTIO	NAL	GOVE	RNME	NT	ASS	ISTANCE F	PROGR	RAMS	REFIN	IANCE	RI	EPAIR	
Participating Lenders	KHL	KFLEX	HFA PR		KFLEX	KGOV FHA VA RD	ADV	ACCESS MOD	MCC	KFIT	STREAMLINE FHA VA	HFA KFLEX PR	PURCHASE & IMPROV	HOME STYLE	KFLEX P & I
First Commonwealth Bank	X	X	X	XXX	X	XXX	X	X		X	XX	X			X
★ First Heritage Financial, Llc	X	X	X	XXX	X	XXX	X	X		X	XX	XX			X
★ Firstrust Savings Bank	X		X				X	X			XX				
Flanagan State Bank	X	X			X		X			X					
★ Fulton Bank, N.A.	X	X			X		X			X	XX	XX			
Gateway First Bank	X	X	X	XXX	X		X			X					X
Go Mortgage, LLC	X	X	X		X		X			X					
★ Guaranteed Rate Affinity LLC	X		X				X								
★ ★ Guaranteed Rate Inc	X	X	X	XXX	X		X	X		X	XX				
★ ★ Guild Mortgage Company, LLC	X	X	X	XXX	X	XXX	X	X		X	XX	XX		X	

	CO	NVENTIO	NAL	GOVE	RNME	NT	ASS	ISTANCE I	PROGR	AMS	REFI	NANCE	RI	PAIR	
Participating Lenders	KHL	KFLEX	HFA PR		KFLEX	kgov Fha va Rd	ADV	ACCESS MOD	MCC	KFIT	STREAMLINE FHA VA	HFA KFLEX PR	PURCHASE & IMPROV	HOME STYLE	KFLEX P & I
Homestead Funding Corp	X	X		XXX	X	XXX	X			X		XX	\mathbf{X}		X
★ ★ Howard Hanna Financial Services, Inc	X		X	XXX			X	X							
Integrity Home Mortgage Corporation	X	X	X	XXX	X		X			X					
★ Ixonia Bank	X	X		XXX	X		X			X				X	X
★ ★ Jersey Shore State Bank	X	X	X		X		X	X		X		XX	X	X	X
Journey Bank	X	X	X		X			X		X					
Keystone Funding, Inc	X	X		XXX	X		X			X					
Kish Bank	X		X				X	X					X	X	
Lending Capital Group, Inc.	X	X	X		X		X	X		X		XX	X	X	X
★ ★ LoanDepot.com LLC	X	X	X	XXX	X	XXX	X			X					

	CO	VENTIO	NAL	GOVE	RNME	NT	ASSI	STANCE F	PROGR	AMS	REFIN		R	PAIR	
Participating Lenders	KHL	KFLEX	HFA PR		KFLEX	KGOV FHA VA RD	ADV	ACCESS MOD	MCC	KFIT	STREAMLINE FHA VA	HFA KFLEX PR	PURCHASE & IMPROV	HOME STYLE	KFLEX P & I
★ Meridian Bank	X		X	XXX		XXX	X				XX				
<mark>∗</mark> Meridian Bank	X		X	XXX			X				XX				
*Keegan Mortgage Corporation	(X)		(X)	(X)(X)(X)		(X) (X) (X)	(X)	(X)	(X)						
\star Meridian Bank	X		X	XXX		XXX	X				XX				
*Marathon Mortgage Services, Inc.	(X)			(X)(X)(X)											
Michigan Mutual, Inc.	X	X	X	XXX	X	XXX	X			X					
Mid Penn Bank	X	X	X	XXX	X		X	X		X	XX	XX	\mathbf{X}	X	X
★ ★ Mortgage America	X	X	X	XXX	X		X			X	XX	XX	X	X	X
MortgageCountry, LLC	X	X	X		X		X			X		XX	X		X
★ ★ Movement Mortgage, LLC	X	X	X	XXX	X		X			X					
Nation One Mortgage Corporation	X	X	X	XXX	X		X	X		X	XX	XX	X	X	X
★ New American Funding, LLC	X	X	X	XXX	X	XXX	X			X			X	X	X

	CO	NVENTIO	NAL	GOVE	RNME	NT	ASS	ISTANCE I	PROGR	AMS	REFI	ANCE	RI	PAIR	
Participating Lenders	KHL	KFLEX	HFA PR		KFLEX	KGOV FHA VA RD	ADV	ACCESS MOD	MCC	KFIT	STREAMLINE FHA VA	HFA KFLEX PR	PURCHASE & IMPROV	HOME STYLE	KFLEX P & I
NewRez LLC	X	X	X	XXX	X	XXX	X			X					
Northwest Bank	X	X		XXX	X		X			X	X X				
NFM Lending, LLC	X	X	X	XXX	X	XXX	X	X		X	XX	XX	X	X	X
NQM Funding, LLC	X	X		XXX	X		X			X					
★ Philadelphia Mortgage Advisors	X		X	XXX			X	X			X X				
Plains Commerce Bank	X	X		XXX	X		X			X					
Plains Commerce Bank *Edge Home Finance Corporation	X (X)	X (X)		X X X (X) (X) (X)	X (X)	X X X (X) (X) (X)	X (X)			X (X)		(X)			
Plains Commerce Bank Ferraro Holdings LLC/DBA Kim The Mortgage Pro	X (X)	X (X)		X X X (X) (X) (X)	X (X)	X X X (X) (X) (X)	X (X)			X (X)		(X)			
Plains Commerce Bank *Hogan Mortgage LLC	X (X)	X (X)		X X X (X) (X)	X (X)		X (X)			X (X)		(X)			
Primary Residential Mortgage Inc	\mathbf{X}	X	X	XXX	X	XXX	X			X		XX			

* Top Lenders for 2024 * Lender with a Top Mortgage Originator for 2024 * Lender's Associated Third Party Originator

	CO	VENTIO	NAL	GOVE	RNME	NT	ASS	ISTANCE I	PROGR	RAMS	REFI	NANCE	RI	PAIR	
Participating Lenders	KHL	KFLEX	HFA PR	KHL FHA VA RD	KFLEX	kgov Fha va Rd	ADV	ACCESS MOD	MCC	KFIT	STREAMLINE FHA VA	HFA KFLEX PR	PURCHASE & IMPROV	HOME STYLE	KFLEX P & I
★ ★ PrimeLending, A PlainsCapital Company	X	X	X	XXX	X		X			X	XX	XX			
Princeton Mortgage Corporation	X	X	X	XXX	X		X	X		X	XX	XX	\mathbf{X}	X	X
★ ★ Prosperity Home Mortgage, LLC	X		X			XXX	X								
★ ★ Quaint Oak Mortgage, LLC				XXX			\mathbf{X}			X					
★ Radius Financial Group, Inc.	X	X	X		X		X	X		X		XX	X	X	X
Sierra Pacific Mortgage Company, Inc.	X	X	X	XXX	X	XXX	X			X					
Somerset Trust Company		X			X					X					
Stellar Mortgage Corporation	X	X			X		X	X		X			X		X
★ Stockton Mortgage Corporation	X	X	X		X		X	X		X					X
★ Success Mortgage Partners, Inc	X			XXX			X								

	CO	NVENTIO	NAL	GOVE	RNME	NT	ASSI	STANCE F	PROGR	AMS	REFI	NANCE	RI	PAIR	
Participating Lenders	KHL	KFLEX	HFA PR		KFLEX	kgov Fha va Rd	ADV	ACCESS MOD	MCC	KFIT	STREAMLINE FHA VA	HFA KFLEX PR	PURCHASE & IMPROV	HOME STYLE	KFLEX P & I
★ Summit Mortgage Corporation	X		X	XXX			X	X			XX				
★ Susquehanna Community Bank	X	X	X		X		X			X			X		X
★ SWBC Mortgage Corporation	X	X	X		X		X			X					
The Ephrata National Bank	X	X		XXX	X		X			X					X
The Federal Savings Bank	X	X			X		X			X					
The Honesdale National Bank	X		X	XXX			X	X			XX	X			
The Lending Group Company	X	X	X				X			X			X		X
The Mortgage Link, Inc	X	X		XXX	X		X			X			\mathbf{X}		X
★ The Northumberland National Bank	X	X	X		X		X	X		X		XX	X	X	X
Tidewater Mortgage Services	X	X	X	XXX	X		X	X		X	XX	XX	X	X	X

	CO	VENTIO	NAL	GO	/ERNME	NT	ASS	ISTANCE F	PROGR	AMS	REFIN	IANCE	RE	PAIR	
Participating Lenders	KHL	KFLEX	HFA PR	KHL FHA VA R	KFLEX D	KGOV FHA VA RD	ADV	ACCESS MOD	MCC	KFIT	STREAMLINE FHA VA	HFA KFLEX PR	PURCHASE & IMPROV	HOME STYLE	KFLEX P & I
★ TowneBank ★Homesale Mortgage, LLC	X (X)		X (X)	X X X (X) (X) (X		X	X (X)	X							
Traditions Bank	X	X	X	XXX		XXX	X	X		X	XX	XX	X	X	X
T2 Financial, LLC	X	X	X			XXX	X			X	XX				
★ Union Home Mortgage Corp	X		X				X			X	XX				
Union Savings Bank	X	X] [X]					X					X
★ Univest Bank and Trust Co.	X	X	X] [X]	XXX	X			X	XX	XX	X	X	X
US Bank National Association	X	X] [X]		X			X	XX				
V.I.P. Mortgage, Inc	X	X	X				X			X					
West Penn Financial Service Center, Inc.	X	X	X				X	X		X					
Widget Federal Credit Union	X	X	X				X	X		X		XX	X	X	X