

PROGRAM ANNOUNCEMENT

K-FIT goes LIVE! Effective for loans locked on or after **March 1st**, K-FIT will be available to pair with the Keystone Home Loan Program. K-FIT provides eligible borrowers with a **FORGIVABLE** second loan up to five percent (5%) of the lesser of the purchase price or appraised value with no maximum dollar limit.

See attached for a draft copy of the reformatted rate sheet which includes ‘**Keystone Home Loan K-FIT**’. Please take the time to update your systems accordingly.

To be ready for March 1st launch date, join us for one of the webinar sessions below to learn more about this **FORGIVABLE** downpayment and closing cost assistance product and how it may help communities you serve.

K-FIT Training Sessions:

[February 16th at 10 AM](#)

[February 16th 2 PM](#)

[February 18th at 10 AM](#)

[February 19th at 2 PM](#)

[February 23rd 10 AM](#)

[February 24th 2 PM](#)

[February 25th at 10 AM](#)

Please [contact us](#) with any questions.

HFA Preferred- Lo MI			
Note Rate	30 Days	60 Days	90 Days
2.750	100.108	99.937	99.561
2.875	101.015	100.844	100.468
3.000	101.901	101.730	101.355
3.125	102.816	102.644	102.270
3.250	103.484	103.312	102.938
3.375	103.901	103.728	103.355
3.500	104.296	104.122	103.750
3.625	104.714	104.540	104.169
3.750	103.975	103.973	103.602
3.875	104.327	104.325	103.955
4.000	104.672	104.670	104.300
HFA Preferred Advantage- Lo MI			
Note Rate	30 Days	60 Days	90 Days
3.250	101.484	101.312	100.938
3.375	101.901	101.728	101.355
3.500	102.296	102.122	101.750
3.625	102.714	102.540	102.169
3.750	101.975	101.973	101.602
3.875	102.327	102.325	101.955
4.000	102.672	102.670	102.300
Keystone Government & Streamline Refinance (Price does not include LLPA's)			
Note Rate	30 Days	60 Days	90 Days
2.250	101.151	100.950	100.571
2.375	101.621	101.420	101.041
2.500	102.075	101.873	101.495
2.625	102.513	102.311	101.934
2.750	102.937	102.735	102.358
2.875	102.929	102.742	102.366
3.000	103.354	103.167	102.792
3.125	103.767	103.579	103.205
3.250	104.182	103.994	103.620
3.375	103.271	103.270	102.897
3.500	103.698	103.697	103.324
3.625	104.125	104.123	103.752
3.750	104.552	104.550	104.179
Keystone Government Advantage (Price does not include LLPA's)			
Note Rate	30 Days	60 Days	90 Days
3.000	101.354	101.167	100.792
3.125	101.767	101.579	101.205
3.250	102.182	101.994	101.620
3.375	101.271	101.270	100.897
3.500	101.698	101.697	101.324
3.625	102.125	102.123	101.752
3.750	102.552	102.550	102.179
3.875	102.500	102.498	102.128

Keystone Home Loan K-FIT		
Note Rate	60 Days	Loan Type
3.000	102.375	FHA, VA, RHS
3.000	102.375	Conventional *Up to 97% LTV with PHIF
Keystone Home Loan		
Note Rate	60 Days	Loan Type
2.375	102.375	FHA, VA, RHS
2.375	102.375	Conventional *Up to 97% LTV with PHIF
Keystone Home Loan Advantage, Homestead, & Purchase Improvement		
Note Rate	60 Days	Loan Type
2.375	102.375	FHA, VA, RHS
2.375	102.375	Conventional
Keystone Home Loan Construction		
Note Rate	180 Days	Loan Type
3.375	102.375	FHA, VA, RHS
3.375	102.375	Conventional *Up to 97% LTV with PHIF
PHFA Program Notes		
<p>Please refer to the Sellers Guide for complete program information.</p> <ul style="list-style-type: none"> • K-Fit cannot be combined with advantage, Homestead, or Access Down payment • Max compensation to be retained by the lender is 103 (.625% withheld at purchase and paid if file cleared within 30 days after purchase date; .125% is deducted for each additional 30 days until the file is cleared.) • Lender may charge standard 3rd party fees and origination fee ≤ \$1,000 (\$600 for refinances) • Min FICO = 620 on all products except PHIF insured loans. Min FICO = 660 for PHIF insured loans. • Min FICO = 660 for Advantage. • Deduct 100 bps for 203(K) and Homestyle loans. • Lender compensation above 103 <i>must</i> be paid to borrower and shown as a credit on the LE and CD. It may ONLY be used to cover closing costs. It CANNOT be used towards any portion of the borrower's down payment. • Max discount points charged to borrower = 2% • Please note: because the KHL program only offers one interest rate option, no discount points may be charged to the borrower per Chapter 1 Section C1 of the PHFA Seller's Guide. • Add \$250 if borrower is receiving a PHFA Access Modification Loan 		
Extension Fees:		Contact Information
3 Days	Free	Lock Desk/Secondary secondary@phfa.org
7 Days	0.125	Pre-Closing preclosing@phfa.org
15 Days	0.250	Post-Purchasing sfpurchasing@phfa.org
30 Days	0.375	Business Development sfgeneralprograminfo@phfa.org
Submit extensions through the Pipeline Plus		Compliance quality_control@phfa.org
FICO Pricing		Pricing adjustments will not be reflected in price at time of lock; they will appear on purchase advice.
KGOV LOANS ONLY		Worse Case Re-Pricing
620-639 & no FICO	-0.500	Loans that cannot be purchased by PHFA within 30 days of the rate expiration date will be subject to a worse case reprice.
640-659	-0.375	
660-679	-0.250	A fee of 37.5bps will be applied to loans relocked within 60 days of expiration.
680-699	0.000	
700-719	0.125	
720-739	0.250	
740+	0.375	
640-659	-0.500	
660-679	-0.375	