

## GENERAL INFORMATION

**1. Subordinate Mortgage Forms.** We've made it easier to find the forms you need! Our website has been updated so that subordinate mortgage forms for our downpayment and closing cost assistance programs are organized by program. When originating a PHFA loan, please be sure to use the subordinate mortgage forms associated with the applicable assistance program. The updated forms and program information can be found under the Forms & Guidelines section on the [Resource for Lenders page](#).

**2. Loan Review Times.** As a reminder, review times for home loan submissions are posted and updated daily on the Pipeline Plus message board. In addition to the submission date currently being reviewed by each unit, we now include the number of files remaining in the queue for that date to help provide greater transparency and assist lenders in setting expectations with borrowers and business partners. Please note we are unable to provide the number of loans ahead of any individual file in the queue. We have received inquiries requesting this level of detail, however, we are not able to accommodate these requests, as this process requires a manual review and would take time away from actively reviewing loans. We appreciate your understanding and encourage lenders to use the Pipeline Plus system and the message board for loan queue information.

**3. Loan Review Expectations.** As we continue through our peak lending season, PHFA is experiencing increased submission volume across all review units. To help ensure timely processing, priority is given to newly submitted files while conditions and additional documentation on previously reviewed loans are reviewed as quickly as possible and in the order received. To assist with review efficiency, please submit only the documentation required by the applicable checklist. Files containing unnecessary documents, duplicate documents, blank pages or information not required for eligibility review require additional review time and could result in additional conditions. Submitting completed and accurate files helps expedite the review process for everyone.

## LOAN ORIGATION & UNDERWRITING

**1. Form 1 Preliminary Determination Request.** [Form 1](#) may be used by participating lenders for a preliminary determination on PHFA requirements, including but not limited to household income, acreage exception up to 10 acres and other PHFA specific requirements. Form 1 should not be used to verify government entity underwriting guidelines. Participating lenders are responsible for the underwriting of the loan and ensuring compliance with all applicable agency requirements. Requests for household income reviews must be submitted by the lender's underwriter and include the underwriter's household income calculation along with supporting documentation. Please submit only the documentation necessary for the requested determination. Submissions containing excessive pages or unnecessary documentation will be returned and must be resubmitted with only the required documents. All requests should be emailed to [HOPPPrelim@phfa.org](mailto:HOPPPrelim@phfa.org). We will make every effort to issue a response within 24 hours of receipt, but no later than 48 business hours after receipt of the request.

**2. Keystone Home Loan Income and Purchase Price Limits.** The new income and purchase price limits for the Keystone Home Loan program will be effective for loans locked on or after July 1, 2026. There was a slight decrease in the income limits for Pike County. All income limits for other counties have increased or remain the same.

The purchase price limits for this program will increase as well. However, the purchase price limits for Pike County have decreased. Based on last year's Keystone Home Loan program production, there were no loans purchased above the new purchase price limit for Pike County. There should be no effect to your PHFA business in those areas. Please be sure to review the revised limits and make any necessary changes to your system – See Appendix A attached to this announcement.

Please note: the income limits for the Recapture Tax Notice- Form 4 will also change. This is effective for loans locked on or after July 1, 2026. Form 4 will be updated and reflected on our website as: "Form 4 Recapture Tax Notice (locks made on or after 7/1/2026)". See Form 4 attached to this announcement.

Locks made prior to July 1, 2026 would use the current Form 4. The current form will be labeled, "Form 4 Recapture Tax Notice (locks made prior to 7/1/2026)".

**3. Keystone Flex Loan Program Limits.** Effective for loans locked on or after July 1, 2026 the income limit for the Keystone Flex Loan Program will increase to \$212,000. The new purchase price limit will be \$730,600. See Appendix F for the new limits.

**4. Access Down Payment & Closing Cost Assistance Limit.** Effective for loans locked on or after July 1, 2026 the income limit for this program will increase to \$84,800.

For all updated program limits, see pages below and the updated limits will be placed on [www.phfa.org](http://www.phfa.org) on July 1, 2026.

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