

If you need assistance, please contact our Broker Concierge Desk at 1-888-988-1695

Using the Community Reinvestment Act FFIEC.gov look-up tool provides Family Median Income data for use when calculating income to qualify your borrowers for the NPF LMI special programs.

1. Locate the link from the Loan Programs page > Agency > LMI Loan Program:

Loan Programs

Products That Expand Your Business

Our unique combination of financial stability and management experience creates an innovative environment that makes our partners at every level more competitive and successful.

New Penn Financial now offers the next generation of Non-Agency mortgage products, in addition to agency programs, giving our partners the ability to serve more customers.



Click the program or category below that you would like more information on.

NON-AGENCY/
PORTFOLIO



Home Buyer Power
Home Key
Jumbo C
Jumbo D

GOVERNMENT



FHA & Streamlines
USDA
VA & IRRRLs

AGENCY



Conventional
DU Refi Plus
HomeReady
Home Possible

NICHE



Credit Enhancement
Custom Terms
Project Review - Condos &
Co-Ops

LMI Loan Program



How We Do LMI

New Penn Financial's LMI Mortgage is a conventional mortgage designed for low to moderate income First Time Homebuyers purchasing a primary residence.

Available LMI Products:

- Conventional, Including High Balance & Super Conforming
- Home Ready/DU
- Home Possible & Home Possible Advantage/LPA

LMI Eligibility: FFIEC.gov link

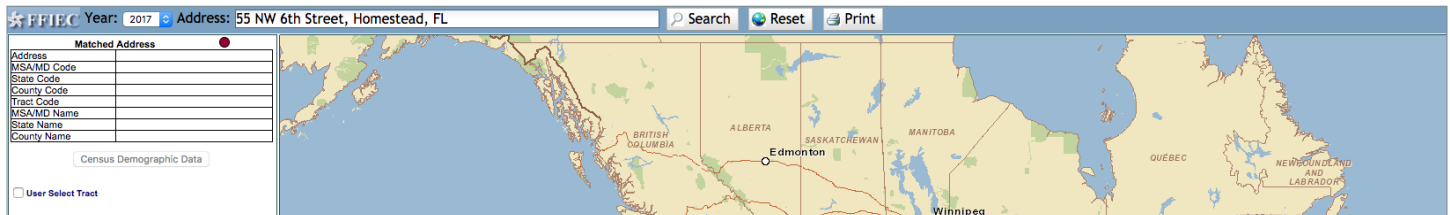
Eligible Counties:

State	County
CA	Los Angeles
CT	Fairfield
FL	Miami-Dade
GA	Hall & Lamar
IL	Cook
MD	Montgomery & Prince George's
NY	Kings, Nassau, Queens, Richmond, Suffolk, West Chester
VA	Fairfax & Alexandria City

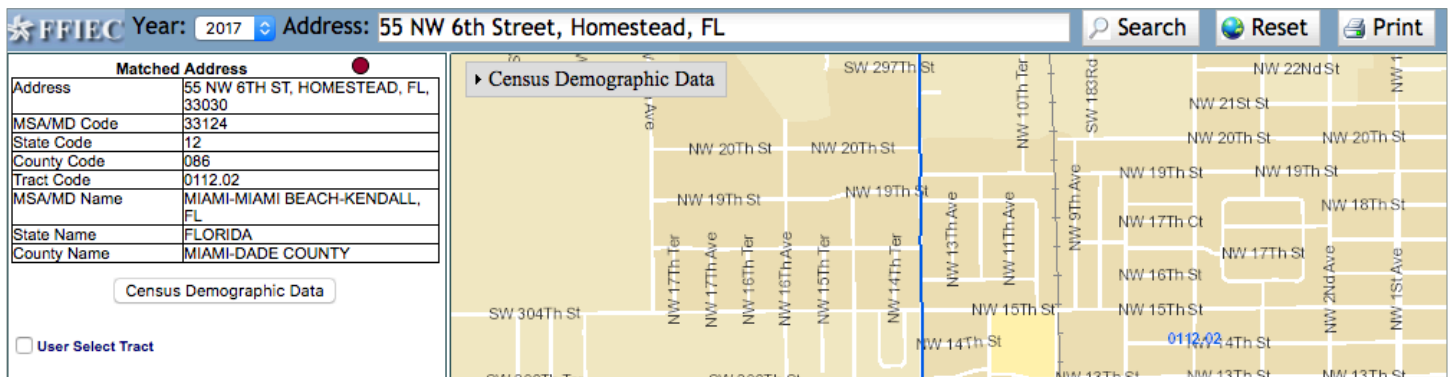
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2. Enter your subject property address, then click “Search”

Link: <https://geomap.ffiec.gov/FFIECGeocMap/GeocodeMap1.aspx>



3. Click the “Census Demographic Data”



4. Calculate the Median Income (\$Median Income x 80%)

Use the 2nd line in the Income tab.

In this example, to calculate income eligibility multiply $51,800 \times .8 = 41,440$.

This calculation applies to each borrower on the loan.

Census Demographic Data			
Address: 55 NW 6TH ST, HOMESTEAD, FL, 33030 MSA-State-County-Tract: 33124-12-086-0112.02			
Census	Income	Population	Housing
Tract Income Level	Moderate		
2010 MSA/MD/statewide non-MSA/MD Median Family Income	\$49,264		
2017 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$51,800		
% below Poverty Line	32.20		
Tract Median Family Income %	65.00		
2010 Tract Median Family Income	\$32,023		
2017 Estimated Tract Median Family Income	\$33,670		
Income			
2010 Tract Median Household Income	\$31,701		

Using 80% of the figure used on the second line, you can determine eligibility.

SPECIAL NOTE: Income for qualifying borrowers must not exceed 80% of the Median Income limit.

Qualifying income is determined as all eligible earned income borrowers on a loan application receive. Income eligibility is determined based on the type of income and the requirements outlined in the product profile and applicable guidelines.