

**Bulletin # 280**  
December 18, 2025

To: CHFA Participating Renovation Lenders  
From: CHFA Homeownership Department  
Subject: **CHFA Renovation Loan Pilot Program Launch and Policies**

CHFA is pleased to announce it will launch its **Conventional Renovation Loan Programs and the 203(k) Standard on January 2, 2026**. Effective with the launch the following changes will apply to lock/reservation policies for all renovation loans, including 203(k) Limited, 203(k) Standard, HFA Renovation Advantage (LPA), and HFA Renovation Preferred (DU):

- There will no longer be an option to charge an additional origination fee of 1.50 or 2.50 points
- The interest rates for these programs will be reflected on CHFA’s website separately from the regular purchase programs
- Lender Compensation will be an additional 1.50 bps on all renovation types (see below)
- Total of \$1,295 ancillary/origination fee is permitted and to be disclosed in the Origination Box on the LE and CD
- Other permitted fees:
  - FHA renovation loans may charge the Supplemental Origination fee, as permitted by FHA
  - All other standard/required renovation loan related costs, such as inspection fees, title update fees, etc.
- McCue Mortgage will be the Servicer for all CHFA Renovation programs, including the 203(k) Limited, with **reservations effective on or after January 2, 2026**. Lenders participating in the Programs will be required to manage the renovation process through completion and final document submission to McCue Mortgage.
- The McCue Mortgage Servicing Reference Guide can be found by clicking ([link here](#))
- The Loan Program Outlines can be found by clicking ([link here](#))

**Lender compensation for RENOVATION loans delivered to McCue and purchased:**

	<u><b>Service RELEASED</b></u>
<b>SRP – Due from CHFA (90-day lock period)</b>	<b>3.50%</b>
<b>Bonus for loans delivered and purchased within 75 days of reservation date*</b>	<b>0.50%</b>

\*CHFA Lenders and Originators (the “Lenders”) are entitled to an Additional Compensation (the “Bonus”) from CHFA so long as the loans are delivered and purchased by CHFA/McCue within 75 days of the reservation date.

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*All questions regarding this Bulletin should be directed to Lisa Hensley at [lisa.hensley@chfa.org](mailto:lisa.hensley@chfa.org)  
or Carolyn Christensen at [carolyn.christensen@chfa.org](mailto:carolyn.christensen@chfa.org)*