

# *Single Family Lending Program Bulletin*

**March 24, 2025**

**Program Bulletin #2025-02**

**To: CalHFA Approved Lenders**

## **CalHFA Loan Assumption Policy**

In this higher interest rate market, CalHFA has received several inquiries about loan assumptions. The clarified policy is located in our [Lender Manual](#).

CalHFA first mortgage loans are assumable by eligible homebuyers subject to the guidelines and approval of the Master Servicer, GSE and CalHFA.

CalHFA subordinate loans combined with an FHA first mortgage are assumable. All other CalHFA subordinate loans must be paid off prior to the assumption or as part of the assumption process.

For questions about this bulletin, contact CalHFA Single Family Lending Division by phone 916.326.8033 or by email at [SFLending@calhfa.ca.gov](mailto:SFLending@calhfa.ca.gov). Plus you can always visit CalHFA's website at: [www.calhfa.ca.gov](http://www.calhfa.ca.gov) or Single Family Lending directly at [www.calhfa.ca.gov/homeownership](http://www.calhfa.ca.gov/homeownership).

CalHFA thanks you for your business and we look forward to continuing to support your affordable housing loan needs.