

What is SPARC?	SPARC (Sponsoring Partnerships & Revitalizing Communities) is a special allocation of reduced rate funding made available by Virginia Housing financing to local governments, non-profits and housing industry partners to support special housing needs.
SPARC Rates	Funds are allocated to the sponsor organizations based on applications submitted by the housing agency to Virginia Housing. It is a 1.00% adjustment to the interest rate below Virginia Housing interest rates on comparable eligible products.
Eligible Products	<ul style="list-style-type: none"> • Conventional • Conventional No MI • FHA • VA • RHS
Ineligible Products	Any refinance (Conventional, FHA Streamline and VA Interest Rate Reduction Loan)
Eligible Purpose	Primary Residence Purchase.
MCC Eligible	Yes in accordance with MCC guidelines.
Plus Second Mortgage Eligible	<p>Yes in accordance with Plus Second Mortgage guidelines and the first mortgage is a Virginia Housing FHA, Virginia Housing Conventional, or Virginia Housing Conventional No MI.*</p> <p>*The minimum LTV on the first mortgage is 90% and other non-Virginia Housing down payment assistance is eligible.</p>
DPA Grant Eligible	<p>Yes in accordance with DPA Grant guidelines and the first mortgage is a Virginia Housing FHA, Conventional, or Conventional No MI.*</p> <p>*The minimum LTV on the first mortgage is 90% and other non-Virginia Housing down payment assistance is eligible.</p>
CCA Grant Eligible	Yes in accordance with CCA Grant guidelines and as long as the first mortgage is a Virginia Housing RHS or Virginia Housing VA.
Other Down Payment Assistance	<p>Many SPARC loans have some type of other down payment assistance associated with the transaction. It is acceptable to originate a loan with SPARC that has other non-Virginia Housing down payment assistance with a DPA Grant, CCA Grant or Plus Second Mortgage as long as the minimum LTV is 90%. Note: The DPA Grant, CCA Grant and Plus Second Mortgage cannot be used together in the same transaction.</p> <p>Exhibit LL is required for all subordinate liens exception the Plus Second Mortgage or FHLB.</p>
Program and Qualifying Guidelines	Follow first mortgage requirements.

Lock-In

The lender will obtain a SPARC Lock Form executed by the sponsor organization which confirms the borrower is eligible to obtain financing through the organization's allocation of SPARC funds.

Click here to obtain the [SPARC Lock Form](#).

The lender representative locking the loan in the Mortgage Cadence system must select the SPARC program in the SPARC dropdown field at the bottom of the Loan Information Tab in the Products and Pricing Wizard. The program type will be identified on the SPARC Reservation form completed by the SPARC Sponsoring organization allocated the funding. The lender must "Request a Lock" in the Mortgage Cadence system during the locking process. After requesting the lock, the lender must upload the fully completed SPARC Reservation form provided by the SPARC Sponsor and the SPARC Lock form to [Mortgage Cadence](#) in "Attachments."

Virginia Housing's Lock Desk will complete the lock process and a lock confirmation will be generated and available in Attachments in Mortgage Cadence.

Important: Refer to the [Origination Guide](#) for more information about Virginia Housing eligibility requirements.

The information contained herein (including but not limited to any description of Virginia Housing and its lending programs and products, eligibility criteria, interest rates, fees and all other loan terms) is subject to change without notice.