

## Product Matrix

HUD Handbook: [https://www.hud.gov/program\\_offices/housing/sfh/handbook\\_4000-1](https://www.hud.gov/program_offices/housing/sfh/handbook_4000-1)

HUD Section of the Act: 203(b)

### Primary Residence

# of Units <sup>1</sup>	LTV / CLTV	Minimum Credit Score <sup>1</sup>
1-4 <sup>1</sup>	LTV is based on the original value of the property. There is no CLTV. This information is on the refinance authorization obtained from FHA connection.	600 <sup>1</sup>
<b><sup>1</sup> 2-4 Unit properties located in the state of New Jersey are restricted to 680 credit score and a minimum of 0 x 30 lates in the past 12 months.</b>		
<b>MIP</b>	<ul style="list-style-type: none"> <li>Monthly MIP and LTV is calculated by using the original value of the property and may obtained/verified via FHA connection and refinance authorization</li> </ul>	
<b>Loan Limits</b>	<ul style="list-style-type: none"> <li>FHA Streamlines are not subject to County Limits</li> </ul>	
<b>Credit</b>	<ul style="list-style-type: none"> <li>At least 1 credit score for each borrower is required.</li> <li>A tri merge-credit report or a mortgage only credit report with a credit score</li> </ul>	
<b>Payment History</b>	<ul style="list-style-type: none"> <li>The borrower may not have more than 1x30 in past 12 months and 0x30 within the preceding 6 months.</li> <li>2-4 unit properties located in New Jersey require 0 x 30 for a full 12 months.</li> </ul>	
<b>AUS</b>	<ul style="list-style-type: none"> <li>Manual underwriting only. An AUS is not to be run.</li> </ul>	
<b>Maximum Term</b>	The maximum term is the lesser of: <ul style="list-style-type: none"> <li>- 30 years, or</li> <li>- 12 years beyond the remaining term of the existing loan</li> </ul>	
<b>Occupancy</b>	<ul style="list-style-type: none"> <li>Verification of occupancy is required in accordance with FHA guidelines.</li> </ul>	
<b>Maximum Mortgage</b>	Maximum mortgage amount the lesser of: <ul style="list-style-type: none"> <li>the outstanding principal balance of the existing Mortgage as of the month prior to the mortgage Disbursement; plus               <ul style="list-style-type: none"> <li>- interest due on the existing Mortgage; and</li> <li>- MIP due on the existing Mortgage; or</li> </ul> </li> <li>the original principal balance of the existing Mortgage (Including financed UFMIP)</li> </ul> Minus any refund of UFMIP.	
<b>Seasoning Requirements</b>	<b>On the date of the FHA case number assignment:</b> <ul style="list-style-type: none"> <li>the Borrower must have made at least six payments on the Mortgage that is being refinanced;</li> <li>at least six full months must have passed since the first payment due date of the Mortgage that is being refinanced;</li> <li>at least 210 Days must have passed from the closing date of the Mortgage that is being refinanced;</li> </ul>	
<b>Net Tangible Benefit</b>	Net Tangible Benefit is a reduced combined rate, a reduced term, and/or a change from an ARM to a fixed rate mortgage that results in a financial benefit to the borrower ("Combined rate refers to the interest rate on the Mortgage plus the MIP rate".) <ul style="list-style-type: none"> <li><b>Fixed Rate to Fixed Rate:</b> the new combined rate is at least .5% below the prior combined rate</li> <li><b>ARM to Fixed rate:</b> New combined rate is no more than 2% above the prior combined rate</li> <li><b>Reduction in term:</b> <ul style="list-style-type: none"> <li>- the remaining term of the existing loan is reduced by a minimum of 3 years; and</li> <li>- the new interest rate does not exceed the current interest rate; and</li> <li>- the new combined principal, interest and MIP payment does not exceed the combined principal, interest and MIP payment of the refinanced mortgage by more than \$50.</li> </ul> </li> </ul> <p><b>See Hud Handbook for complete details on the Net Tangible Benefit for Streamline Refinances</b></p>	
<b>Assets</b>	<ul style="list-style-type: none"> <li>Funds to close must be documented in accordance with FHA Guidelines</li> </ul>	
<b>Employment / Income</b>	<ul style="list-style-type: none"> <li>2 year Employment must be reflected on the application. Income should not be included.</li> <li>Salaried borrower's require a Verbal VOE</li> <li>Self-employed borrowers require verification from of the business through a 3rd party source</li> <li>Retirement/social security requires most recent bank statement or award letter.</li> </ul>	
<b>Cash Back</b>	<ul style="list-style-type: none"> <li>maximum cash back is \$500.00</li> </ul>	
<b>Borrowers</b>	<ul style="list-style-type: none"> <li>Borrowers can be added without credit qualifying as long as the existing borrowers remain on the note and deed.</li> <li>Borrowers may be removed from the title and new mortgage as long as:               <ul style="list-style-type: none"> <li>- at least one borrower from the existing mortgage remains as a borrower, and</li> <li>- the mortgage is fully credit qualified in accordance with FHA manual underwriting guidelines with the exception of LTV and appraisal requirements.</li> </ul> </li> </ul>	
<b>Appraisal</b>	<ul style="list-style-type: none"> <li>Not required.</li> </ul>	
<b>Ratios</b>	<ul style="list-style-type: none"> <li>Not calculated unless credit qualifying</li> </ul>	