

Product Matrix

HUD Handbook: https://www.hud.gov/program_offices/housing/sfh/handbook_4000-1

HUD Section of the Act: 203(b)

Primary Residence

# of Units	LTV / CLTV ²	Minimum Credit Score ¹
1-4	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. ²	600 ¹
¹ 620 minimum credit score required for Manufactured Homes. See Manufactured Home section ² LTV/CLTV for Manufactured Homes is 105%/125%. (LTV is based on base loan amount without MIP)		
MIP	<ul style="list-style-type: none"> Monthly MIP and LTV is calculated by using the original value of the property and may be obtained/verified via FHA connection and refinance authorization 	
Loan Limits	<ul style="list-style-type: none"> FHA Streamlines are not subject to County Limits 	
Appraisal/AVM	<ul style="list-style-type: none"> Not required for stick-built properties. Manufactured homes requires appraisal. See Manufactured Home section. 	
Credit	<ul style="list-style-type: none"> At least 1 credit score for each borrower is required. A tri merge-credit report or a mortgage only credit report with a credit score 	
Payment History	<ul style="list-style-type: none"> The borrower may not have more than 1x30 in past 12 months and 0x30 within the preceding 6 months. 2-4 unit properties located in New Jersey require 0 x 30 for a full 12 months. 	
AUS	<ul style="list-style-type: none"> Manual underwriting only. An AUS is not to be run. 	
Ratios	<ul style="list-style-type: none"> Not calculated unless credit qualifying 	
Maximum Term	The maximum term is the lesser of: <ul style="list-style-type: none"> ▶ 30 years, or ▶ 12 years beyond the remaining term of the existing loan 	
Occupancy	<ul style="list-style-type: none"> Verification of occupancy is required in accordance with FHA guidelines. 	
Maximum Mortgage	Maximum mortgage amount the lesser of: <ul style="list-style-type: none"> the outstanding principal balance of the existing Mortgage as of the month prior to the mortgage Disbursement; plus <ul style="list-style-type: none"> - interest due on the existing Mortgage; and - MIP due on the existing Mortgage; or the original principal balance of the existing Mortgage (Including financed UFMIP) Minus any refund of UFMIP.	
Seasoning Requirements	On the date of the FHA case number assignment: <ul style="list-style-type: none"> the Borrower must have made at least six payments on the Mortgage that is being refinanced; at least six full months must have passed since the first payment due date of the Mortgage that is being refinanced; at least 210 Days must have passed from the closing date of the Mortgage that is being refinanced; For the refinance of a loan that has been modified, the Note date of the new refinance mortgage must be on or after the later of: <ul style="list-style-type: none"> ▶ The date that is 210 days after the date on which the first modified monthly payment was due on the mortgage being refinanced, and ▶ The date on which six (6) modified payments have been made on the mortgage being refinanced 	

<p>Net Tangible Benefit</p>	<p>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".)</p> <ul style="list-style-type: none"> • Fixed Rate to Fixed Rate: the new combined rate is at least .5% below the prior combined rate • ARM to Fixed rate: New combined rate is no more than 2% above the prior combined rate • Reduction in term: <ul style="list-style-type: none"> ▶ the remaining term of the existing loan is reduced by a minimum of 3 years; and ▶ the new interest rate does not exceed the current interest rate; and ▶ 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. <p>See Hud Handbook for complete details on the Net Tangible Benefit for Streamline Refinances</p>
<p>Assets</p>	<ul style="list-style-type: none"> • Funds to close must be documented in accordance with FHA Guidelines
<p>Employment / Income</p>	<ul style="list-style-type: none"> • 2 year Employment must be reflected on the application. Income should not be included. • Salaried borrower's require a Verbal VOE • Self-employed borrowers require verification from of the business through a 3rd party source • Retirement/social security requires most recent bank statement or award letter.
<p>Cash Back</p>	<ul style="list-style-type: none"> • Maximum cash back is \$500.00
<p>Borrowers</p>	<ul style="list-style-type: none"> • Borrowers can be added without credit qualifying as long as the existing borrowers remain on the note and deed. • Borrowers may be removed from the title and new mortgage as long as: <ul style="list-style-type: none"> ▶ at least one borrower from the existing mortgage remains as a borrower, and ▶ the mortgage is fully credit qualified in accordance with FHA manual underwriting guidelines with the exception of LTV and appraisal requirements.

Manufactured Homes

<p>Appraisal Requirements:</p> <ul style="list-style-type: none"> • Minimum Conventional form #2055 required. Property condition must be average or better. Appraisal fee to be disclosed. • Maximum LTV/CLTV 105%/125%
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<p>Property Eligibility:</p> <ul style="list-style-type: none"> • Multi-width, single family with a minimum of 700 square feet. • Must be attached to a permanent foundation and legally classified as real property • Fee simple ownership only
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<p>Foundation Certification:</p> <ul style="list-style-type: none"> • Any alterations or additions permanently attached to the subject must be addressed in the foundation certificate. • May provide the certification from original loan subject to the above • Affidavit of affixation, or state equivalent document, required • Prelim to confirm the subject is a permanently affixed manufactured home • Tax Sheet to confirm subject is taxed as land plus improvements. • Subject must be permanently affixed to the foundation for a minimum of 12 months prior to case number assignment • ALTA Endorsement 7, or 7.1, or 7.2, or equivalent state form required
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<p>Ineligible Property Types:</p> <ul style="list-style-type: none"> • Single-width Manufactured Homes • Leaseholds / co-ops • Properties located in a mobile home park
