

	Non-Subject Mortgage Credit											
	<ul style="list-style-type: none"> • Credit Alert Interactive Voice Response System (CAIVRS) is required (overlay) • HUD Limited Denial of Participation (LDP) clearance required • Excluded Parties List System - System for Award Management (SAM) clearance required • Non-credit qualifying streamline does not require review of consumer credit • Credit qualifying streamline follow Manual Underwriting of Borrower requirements • Judgments on title must be paid/released 											
FHA Seasoning Requirements	<p>FHA seasoning requirements are based on the date of the FHA case assignment:</p> <ul style="list-style-type: none"> • The borrower must have made at least six payments on the current loan • At least six full months have passed since the first payment due date, and • At least 210 days have passed since the closing date of the current loan • If the borrower assumed the FHA mortgage, they have made a minimum of six payments since the date of the assumption 											
Occupancy Documentation	<ul style="list-style-type: none"> • Occupancy must be documented by obtaining current employment documentation or utility bills to support the borrower currently occupies the property • Documentation of HUD approval as second home or • Loan must be processed as an investment property if neither of the preceding items are met 											
Cash Back Eligibility	<ul style="list-style-type: none"> • Cash back is not permitted; Amounts ≤ \$500 is allowed when due to minor adjustments at closing • Cash to borrower from refund of unused escrow balance on previous mortgage is not considered in the cash back limit 											
Maximum Term	<ul style="list-style-type: none"> • Maximum allowed amortization term of a Streamline Refinance is the lesser of: <ul style="list-style-type: none"> ○ The remaining amortization period of the existing mortgage plus 12 years or ○ 30 years 											
Net Tangible Benefit (NTB)	<ul style="list-style-type: none"> • Net Tangible Benefit Requirements: <ul style="list-style-type: none"> ○ Every refinance transaction must offer a documented, demonstrable, Net Tangible Benefit (NTB) to the borrower, and ○ FHA specific NTB requirements must be met as referenced below • NTB is required on all Streamline Refinances, and can be reduced combined rate, change from ARM to fixed rate and/or reduced term that results in a financial benefit to the borrower • Reduction in combined rate or change from ARM to fixed rate with no reduction in term or less than a 3-year reduction in term, must meet one of the following options <ul style="list-style-type: none"> ○ Combined rate is the current interest rate plus the MIP rate <table border="1" style="margin-left: 20px;"> <thead> <tr> <th rowspan="2">From</th> <th colspan="2">To</th> </tr> <tr> <th>Fixed Rate</th> <th>Hybrid ARM</th> </tr> </thead> <tbody> <tr> <td>Fixed Rate</td> <td>At least 0.5% below the prior combined rate</td> <td>At least 2.0% below the prior combined rate</td> </tr> <tr> <td>ARM Loan</td> <td>No more than 2.0% above the prior combined rate</td> <td>At least 1.0% below the prior combined rate</td> </tr> </tbody> </table> • Reduction in term must meet all of the following: <ul style="list-style-type: none"> ○ Remaining amortization period of the existing mortgage is reduced by three or more years ○ Combined principal, interest(P&I) and MIP payment of the new mortgage does not exceed the current P&I and MIP payment by more than \$50; and ○ One of the following: <ul style="list-style-type: none"> ▪ Fixed rate to fixed rate the new combined rate is less than the previous combined rate ▪ ARM to fixed rate, the new combined rate is no more than 2% above the previous combined rate ▪ Case numbers assigned on or before 9/9/19 only; the new rate may not exceed the existing rate 	From	To		Fixed Rate	Hybrid ARM	Fixed Rate	At least 0.5% below the prior combined rate	At least 2.0% below the prior combined rate	ARM Loan	No more than 2.0% above the prior combined rate	At least 1.0% below the prior combined rate
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	Fixed Rate	Hybrid ARM										
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Assumability	<ul style="list-style-type: none"> • FHA insured loans are assumable 											

FHA Eligible Terms										
Fixed Rate	Standard					High Balance				
	Product Description / Terms		Product Plan Code			Products Description / Terms		Product Plan Code		
	10 Year					10 Year				
	15 Year					15 Year				
	20 Year					20 Year				
	25 Year					25 Year				
30 Year					30 Year					
ARM	Standard					High Balance / Super Max				
	Description	Product Plan Code	Index	Caps	Margin	Description	Product Plan Code	Index	Caps	Margin
	5/1		1-YR CMT	1/1/5	1.75%	5/1		1-YR CMT	1/1/5	1.75%