



FHA Streamline					
Primary and Investment					
Loan Purpose	Min FICO	Max Loan Amt	Max LTV/CLTV	Units	Terms Available
Streamlines	0	\$1,500,000	NA ¹	1-4 Units, MFH	15-30 Year Fixed Rate Terms in Annual Increments
	550	\$2,000,000			
	680	\$3,000,000			
¹ Principal balance may not exceed the original loan amount of the loan being refinanced.					
Min Loan Amount		Max Incidental Cash Back		AUS	
\$75,000		\$500 (TX = No Cash Back)		No AUS, Manual Underwrite Only	
Maximum Mortgage Amortization Period				Property Types	
Lesser of: - The remaining amortization period of the existing mortgage plus 12 years; or 30 years				FHA Insured Mortgages	
				Occupancy	
				Primary, Investment	
Maximum Mortgage Calculation for Streamline Refinances					
For Principal Residences, the maximum Base Loan Amount for Streamline Refinances is the lesser of: - The outstanding principal balance of the existing Mortgage as of the month prior to Disbursement plus, - Interest due on the existing Mortgage, - Late charges, - Escrow shortages, an - MIP due on existing Mortgage, or - The original principal balance of the existing Mortgage (including financed UFMIP) - Less any refund of UFMIP					
Investment Properties, the maximum Base Loan Amount is the lesser of: - The outstanding principal balance of the existing Mortgage as of the Month prior to Disbursement; or - The original principal balance of the existing Mortgage (including financed UFMIP), - Less any refund of UFMIP					



Upfront Mortgage Insurance Premiums

All mortgages: 1.75% of the Base Loan Amount

Exception: Streamline Refinance used to refinance previous FHA loans endorsed:

on or before May 31, 2009: UFMIP (.1%) All Mortgages

Annual Mortgage Insurance Premiums (MIP)

Applies to all Mortgages except:

- Streamline refinance used to refinance a previous FHA endorsed Mortgage on or before May 31, 2009

All Mortgage Terms for Cases Endorsed on or before May 31, 2009

Mortgage Terms: 20-30 Years

Base Loan Amount	LTV	MIP	Duration
≤ \$726,200	≤ 90%	50	11 Years
	90.01 – 95%	50	Life of Loan
	95.01% and above	55	Life of Loan
> \$726,200	≤ 90%	70	11 Years
	90.01 – 95%	70	Life of Loan
	95.01% and above	75	Life of loan

Mortgage Terms: 10-15 Years

≤ \$726,200	≤ 90%	15	11 Years
	>90%	40	Life of Loan
	< 78%	15	11 Years
> \$726,200	78.01% - 90.00%	40	11 Years
	90.01% and above	65	Life of Loan

For Mortgages where FHA does not require an appraisal, the value from the previous Mortgage as listed in the FHA Refinance Authorization is used to calculate the LTV.

Eligibility

FHA Credit Qualifying	• At least one borrower from the existing mortgage must remain in the new mortgage. • Borrower's income must be verified. • Borrower's credit report with all debts must be verified in accordance with manual underwrite per HUD 4000.1. • Payment history for debts other than the subject property must be no more than the following: • Housing and Installment: 0x30 in the last 12 months and max 2x30 in the last 24 months AND • Revolving Accounts: 2x60, 0x90 in the last 12 months
FHA Non-Credit Qualifying	• Income documentation is not required. • Closing costs may not be financed into the new mortgage • 4506-C is not required



FHA Non-Credit Qualifying Con't	• Evidence of valid SSN is required • Evidence of owner occupancy via current utility bill or employment documentation reflecting subject address is required.
FHA Streamline Seasoning Eligibility	• Existing endorsed FHA mortgage • On the date of the FHA case number assignment: ○ The Borrower must have made at least six payments PRIOR to the case # assignment date on the FHA-insured 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 disbursement date; and ○ If the Borrower assumed the Mortgage that is being refinanced, they must have made six payments since the time of assumption.
Credit Requirements	
Age of Documents	• 120 Days for Credit Report, Income and Asset • 90 days Title • All items are measured from Disbursement Date
Borrower Eligibility	Eligible Borrowers: Must have legal residency and valid Social Security Number: • US Citizens, Permanent Residents • Inter-Vivos Revocable Trusts Ineligible Borrowers: • Non-Permanent Residents • Foreign Nationals • Limited and General Partnerships • Irrevocable Trusts • ITIN borrowers
Borrower Addition / Removal	A Borrower is eligible for a Streamline Refinance without credit qualification if: • All Borrowers on the existing Mortgage remain as Borrowers on the new Mortgage. • Mortgages that have been assumed are eligible provided the previous Borrower was released from liability. Borrower Additions: • Occupant co-borrower may be added • An individual may be added to title



Borrower Addition / Removal Con't	• Non-occupant co-borrower or co-signer may not be added A Borrower on the Mortgage to be paid may be removed from title and new Mortgage in cases of divorce, legal separation or death when: • the divorce decree or legal separation agreement awarded the Property and responsibility for payment to the remaining Borrower, if applicable; and • The remaining Borrower can demonstrate that they have made the Mortgage Payments for a minimum of six months prior to case number assignment.
Subordinate Financing	• Loans with Subordinate Financing: allowed to remain in place with subordination agreement. • New subordinate financing is not permitted.
Credit Report	Non-Credit Qualifying Streamline: • The following credit report types are eligible ◦ Full Tri-Merge or single bureau only with Mortgage Reported ▪ May be reported with or without other debt ▪ With or without credit scores** ◦ Soft Pull Tri-Merge or single bureau only with Mortgage Reported ▪ May be reported with or without other debt ▪ With or without credit scores** ◦ Mortgage Only report ▪ With or without credit scores** ** No score borrower(s) carry higher pricing LLPA's Credit Qualifying: • Tri-Merge Credit report is required with all liabilities included.
Credit Review of Mortgage History	All streamlines: • Must have 0x30 for the most recent 6 months prior to Case Number Assignment Date • Must have 0x30 after Case Number Assignment through disbursement date of new loan. • No more than 1x30 from 7th through 12th month prior to Case Number Assignment Date. Forbearance: <u>Non-Credit Qualifying Streamline:</u> A Borrower who was granted mortgage payment forbearance on the subject Property is eligible for a non-credit-qualifying Streamline and



Credit Review of Mortgage History Con't	considered to have acceptable Mortgage Payment history provided that, at the time of case number assignment, the Borrower has: • completed the Forbearance Plan on the subject Property; and • made at least three consecutive monthly Mortgage Payments within the month due on the Mortgage since completing the Forbearance Plan. <u>Credit Qualifying Streamline:</u> A Borrower who is still in mortgage payment forbearance at the time of case number assignment, or has made less than three consecutive monthly Mortgage Payments within the month due since completing the Forbearance Plan, is eligible for a credit qualifying Streamline provided the Borrower: • made all Mortgage Payments within the month due for the six months prior to forbearance; and • had no more than one 30-Day late payment for the previous six months.
Income / Assets	
Assets	• Reserves are not required. • Funds to close in excess of the total mortgage payment of the new mortgage must be documented in accordance with FHA Guidelines, Source of Funds (Manual) 4000.1 II.A.5.c.iii
Employment Verification	<u>Non-Credit Qualifying Streamline:</u> Verification of employment is not required. <u>Credit Qualifying Streamline:</u> Income verification must meet FHA guidelines for income source provided.
Funds to Close	<u>Non-Credit Qualifying Streamline:</u> Funds that exceed the proposed PITI must be sourced and seasoned with a statement showing the previous month's ending balance of the most recent month. <u>Credit Qualifying Streamline:</u> Standard manual underwriting guidelines apply regardless of the amount of funds to close required.
Property	
Appraisal Requirements	No Appraisal is required. The value from the previous mortgage as listed in the FHA Refinance Authorization is used to determine LTV.
Escrow Accounts / Impounds	Escrow Impound Accounts must be established for taxes and insurance premiums in accordance with FHA Guidelines.



Maximum Loan Exposure	We will not extend more than 4 active loans to any one individual or an aggregate of \$2 million.			
Net Tangible Benefit	Net tangible benefits per HUD guidelines must be met. - Reducing the term of the mortgage, in and of itself, is not a net tangible benefit. - Loans must meet either the Combined Rate Benefit Test or the Reduction in Term Benefit Test.			
	Standard for Refinances without a Term Reduction			
	The Borrower must meet the standards in the chart below for all Streamline Refinance transactions without a reduction in term. Note: if term reduction is greater than three years, then the new combined rate must only be below the current combined rate. The .50% reduction does not apply.			
	From	To Fixed Rate New Combined Rate	To One-Year ARM New Combined Rate	To Hybrid ARM New Combined Rate
	Fixed Rate	At least 0.5 percentage points below the prior Combined Rate	At least 2 percentage points below the prior Combined Rate.	At least 2 percentage points below the prior Combined Rate
	Any ARM with Less than 15 Months to Next Payment Change Date	No more than 2 percentage points above the prior Combined Rate.	At least 1 percentage point below the prior Combined Rate.	At least 1 percentage point below the prior Combined Rate.
	Any ARM with Greater than or Equal to 15 Months to Next Payment change Date.	No more than 2 percentage points above the prior Combined Rate.	At least 2 percentage points below the prior Combined Rate.	At least 1 percentage point below the prior Combined Rate.



Net Tangible Benefit Con't	Standard for Refinances with a Term Reduction			
	From	To Fixed Rate New Combined Rate	To One-Year ARM New Combined Rate	To Hybrid ARM New Combined Rate
	Fixed Rate	Below the prior Combined Rate	N/A	N/A
	Any ARM With < 15 Months to Next Payment Change Date	No more than 2 percentage points above the prior Combined Rate.	N/A	N/A
	Any ARM With ≥ 15 Months to Next Payment Change Date	No more than 2 percentage points above the prior Combined Rate.	N/A	N/A
State Restrictions	Please see our approved states			