



FHA Fixed and Adjustable Rate



WHOLESALE

See full Product Guide for complete information.

Revised 06-17-21

Given the current situation associated with COVID-19, refer to Credit Policy Announcement 20-07 for temporary guidance related to certain credit, income and collateral requirements.

Units	Maximum Base LTV	Total LTV Including Financed UFMIP
Purchase		
1-4 Units	96.50%	98.25%
HUD REO \$100 Down (without inclusion of repairs)/ Good Neighbor Next Door		
1 Unit	100% minus \$100	100%
HUD REO \$100 Down (with inclusion of repairs)/ Good Neighbor Next Door		
1 Unit	100% minus \$100	110%
203(h) MI for Disaster Victims		
1 Unit	100%	101.75%
Rate/Term Refinance & Simple Refinance		
1-4 Units	97.75% ^{1,2}	99.50%
Cash Out Refinance		
1-4 Units	80%	81.75%

¹Rate Term Refinance: Maximum 85% LTV if the borrower has occupied the subject property as their principal residence for fewer than 12 months prior to the case number assignment date; or if owned less than 12 months, the borrower has not occupied the subject property for that entire period of ownership.
² Refer to the Simple Refinance section of the full product guidelines for specific details.

Amortization	<ul style="list-style-type: none"> • 10, 15, 20, 25, 30 Year • 30 Year only for ARM transactions 	• Odd terms allowed for FRM transactions	
Secondary Financing	<ul style="list-style-type: none"> • Borrower must qualify for making scheduled payments of all liens • For any refinance, eligible subordinate financing may remain in place; however, it must be resubordinated to the FHA-insured first mortgage and meet any CLTV limits. 		
Eligible Properties	<ul style="list-style-type: none"> • 1-4 Units • Warrantable Condo, PUD, Townhouse 	<ul style="list-style-type: none"> • Manufactured Housing (minimum double-width) • Mixed Use (non-residential portion may not exceed 49%) 	
Ineligible Properties	<ul style="list-style-type: none"> • Manufactured Homes in a condo community • Non-warrantable Condo/PUD/Townhouse • Timeshare • Mobile Home • Cooperative • Condo/PUD Hotel • Commercial Property 	<ul style="list-style-type: none"> • Properties that have been assumed • Life Estates • Properties located in lava zones 1 & 2 • Properties with resale deed restrictions (other than Age Restricted) • Community Land Trust 	
Occupancy	Primary Residence <ul style="list-style-type: none"> • 1-4 Unit • Must be Owner Occupied 	Secondary Residence <ul style="list-style-type: none"> • Not Permitted 	Investment Property <ul style="list-style-type: none"> • Not Permitted
Refinance Transactions	Rate Term & Simple Refinance <ul style="list-style-type: none"> • Borrower(s) may not receive more than \$500 cash back at loan closing. Cash back resulting from the refund of an unused escrow balance from the previous mortgage is not included in the cash back limit whether received at or subsequent to loan disbursement. • For a transaction involving a Manufactured Home to be considered a refinance, the Manufactured Home must have been permanently erected on a site for more than twelve months prior to case number assignment. • For properties located in Texas, the first mortgage being refinanced cannot be a 50(a)(6), a/k/a Texas home equity loan. Simple Refinance <ul style="list-style-type: none"> • Refers to a no cash-out refinance of an existing FHA-insured mortgage in which all proceeds are used to pay the existing FHA-insured mortgage lien on the subject property and costs associated with the transaction. • Permitted for Primary Residences only 		

Refinance Transactions	Cash-Out Refinance <ul style="list-style-type: none"> • Cash out refinances are not permitted on properties located in Texas • Subject Property must have been owned and occupied by the Borrower as their Principal Residence for the 12 months prior to the date of case number assignment. • Subject properties must have made a minimum of six (6) months of mortgage payments on the loan being refinanced beginning with the first payment due date AND the first payment due date of the refinance loan occurs no earlier than 210 days after the first payment due date of the mortgage being refinanced. • Properties owned free and clear may be refinanced as a cash out transaction. 																																																																			
Underwriting	Automated Underwriting: <ul style="list-style-type: none"> • All loans must be risk-classified by FHA's TOTAL Score-card • Eligible AUS Recommendation <ul style="list-style-type: none"> - DU Approved/Eligible <ul style="list-style-type: none"> ▫ \$100 Down program: An Approve/Ineligible recommendation is acceptable when the findings confirm the ineligibility is due solely to the associated LTV and loan amount calculation. - LP Accept - DU Refer and LP Caution recommendations are ineligible - Manual underwriting is only permitted in accordance with HUD Handbook 4000.1, II.A.4(a)(v) , (Accept Risk Classification Requiring a Downgrade to Manual Underwriting (TOTAL)) Ratios: <ul style="list-style-type: none"> • Maximum DTI will follow the AUS recommendation. 	Credit Profile: <ul style="list-style-type: none"> • Tri-merged credit report is required. • For Purchases, Cash Out Refinances and Non-FMC to FMC Rate Term & Simple Refinances: <ul style="list-style-type: none"> ▫ Minimum risk score of 580 for each borrower for both Standard and Jumbo transactions • For FMC to FMC Rate Term & Simple Refinances: <ul style="list-style-type: none"> ▫ Minimum risk score of 550 for each borrower for both Standard and Jumbo transaction • Minimum risk score of 640 for Manufactured Housing • LTV may not exceed 90% for Borrowers with credit scores below 580 Reserves: <ul style="list-style-type: none"> • 3-4 Units: Minimum of three (3) months PITIA required after closing. 																																																																		
MI Coverage Requirements	<table border="1"> <thead> <tr> <th colspan="3" style="background-color: #0056b3; color: white;">FHA Mortgage Insurance Premiums</th> </tr> <tr> <td colspan="3" style="text-align: center;"><i>NOTE: Applies to all mortgages except Simple Refinances of a previous FHA loan endorsed on or before May 31, 2009.</i></td> </tr> <tr> <th colspan="3" style="background-color: #0056b3; color: white;">Loans > 15 Years</th> </tr> <tr> <th style="background-color: #0056b3; color: white;">UFMIP = 175 bps</th> <th colspan="2" style="background-color: #0056b3; color: white;">Annual Premium</th> </tr> <tr> <td></td> <th style="background-color: #0056b3; color: white;">Base Loan Amount ≤ \$625,000</th> <th style="background-color: #0056b3; color: white;">Base Loan Amount > \$625,000</th> </tr> <tr> <th style="background-color: #0056b3; color: white;">LTV</th> <th style="background-color: #0056b3; color: white;">Case Number Assigned On/After 01/26/15</th> <th style="background-color: #0056b3; color: white;">Case Number Assigned On/After 01/26/15</th> </tr> <tr> <td>≤ 95.00%</td> <td style="text-align: center;">80 bps</td> <td style="text-align: center;">100 bps</td> </tr> <tr> <td>> 95.00%</td> <td style="text-align: center;">85 bps</td> <td style="text-align: center;">105 bps</td> </tr> <tr> <th style="background-color: #0056b3; color: white;">LTV</th> <th style="background-color: #0056b3; color: white;">Case Number Assigned On/After 04/01/13 and before 01/26/15</th> <th style="background-color: #0056b3; color: white;">Case Number Assigned On/After 04/01/13 and before 01/26/15</th> </tr> <tr> <td>≤ 95.00%</td> <td style="text-align: center;">130 bps</td> <td style="text-align: center;">150 bps</td> </tr> <tr> <td>> 95.00%</td> <td style="text-align: center;">135 bps</td> <td style="text-align: center;">155 bps</td> </tr> <tr> <th colspan="3" style="background-color: #0056b3; color: white;">Loans ≤ 15 Years</th> </tr> <tr> <th style="background-color: #0056b3; color: white;">UFMIP = 175 bps</th> <th colspan="2" style="background-color: #0056b3; color: white;">Annual Premium</th> </tr> <tr> <th style="background-color: #0056b3; color: white;">LTV</th> <th style="background-color: #0056b3; color: white;">Case Number Assigned On/After 04/01/13</th> <th style="background-color: #0056b3; color: white;">Case Number Assigned On/After 04/01/13</th> </tr> <tr> <td>78% to ≤ 90.00%</td> <td style="text-align: center;">45 bps</td> <td style="text-align: center;">70 bps</td> </tr> <tr> <td>> 90.00%</td> <td style="text-align: center;">70 bps</td> <td style="text-align: center;">95 bps</td> </tr> <tr> <th style="background-color: #0056b3; color: white;">LTV</th> <th style="background-color: #0056b3; color: white;">Case Number Assigned On/After 06/03/13</th> <th style="background-color: #0056b3; color: white;">Case Number Assigned On/After 06/03/13</th> </tr> <tr> <td>≤ 78.00%</td> <td style="text-align: center;">45 bps</td> <td style="text-align: center;">45 bps</td> </tr> <tr> <th colspan="3" style="background-color: #0056b3; color: white;">Simple Refinance Transactions Endorsed On/Before 05/31/09</th> </tr> <tr> <th colspan="3" style="background-color: #0056b3; color: white;">All Loan Terms</th> </tr> <tr> <td></td> <td style="text-align: center;">UFMIP = 1 bps</td> <td style="text-align: center;">Annual Premium</td> </tr> <tr> <td></td> <td style="text-align: center;">All LTVs</td> <td style="text-align: center;">55 bps</td> </tr> </thead></table>		FHA Mortgage Insurance Premiums			<i>NOTE: Applies to all mortgages except Simple Refinances of a previous FHA loan endorsed on or before May 31, 2009.</i>			Loans > 15 Years			UFMIP = 175 bps	Annual Premium			Base Loan Amount ≤ \$625,000	Base Loan Amount > \$625,000	LTV	Case Number Assigned On/After 01/26/15	Case Number Assigned On/After 01/26/15	≤ 95.00%	80 bps	100 bps	> 95.00%	85 bps	105 bps	LTV	Case Number Assigned On/After 04/01/13 and before 01/26/15	Case Number Assigned On/After 04/01/13 and before 01/26/15	≤ 95.00%	130 bps	150 bps	> 95.00%	135 bps	155 bps	Loans ≤ 15 Years			UFMIP = 175 bps	Annual Premium		LTV	Case Number Assigned On/After 04/01/13	Case Number Assigned On/After 04/01/13	78% to ≤ 90.00%	45 bps	70 bps	> 90.00%	70 bps	95 bps	LTV	Case Number Assigned On/After 06/03/13	Case Number Assigned On/After 06/03/13	≤ 78.00%	45 bps	45 bps	Simple Refinance Transactions Endorsed On/Before 05/31/09			All Loan Terms				UFMIP = 1 bps	Annual Premium		All LTVs	55 bps
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