

# FHA Portfolio Streamline Refinance Guidelines

06/02/2014

<b>SECTION 1:</b>	<b>CODING</b>
<b>PROGRAM CODES:</b>	30 Year Fixed Term: GP030 15 Year Fixed Term: GP015 30 Year Jumbo: PJ030 5/1 ARM: GP051
<b>SECTION 2:</b>	<b>ELIGIBILITY:</b> <ul style="list-style-type: none"> <li>• FHA to FHA Refinance</li> <li>• Fixed rate 30YR and 15 YR; change in terms must meet 5% net tangible benefit requirement.</li> </ul>
<b>SECTION 3:</b>	<b>MAX LOAN AMOUNT:</b> <ul style="list-style-type: none"> <li>• Current outstanding principal balance + max 60 days existing Interest minus current refund of UFMIP.</li> <li>• Note: new loan may not include delinquent interest, late charges or escrow shortages.</li> </ul>
<b>SECTION 4:</b>	<b>BORROWER(S):</b> <ul style="list-style-type: none"> <li>• U.S. Citizens</li> <li>• Permanent Resident Aliens, with permanent resident alien card.</li> <li>• Non-Permanent Resident Aliens with proof of lawful residency.</li> <li>• All borrowers must have a valid Social Security number</li> <li>• Borrower(s) can be added as long as the existing borrower(s) remain on the note and deed.</li> <li>• Any and all existing borrowers must be borrowers on the new loan.</li> </ul>
<b>SECTION 5:</b>	<b>SEASONING REQUIREMENTS:</b> <ul style="list-style-type: none"> <li>• The mortgagor must have made at least six payments on the FHA insured mortgage that is being refinanced, and,</li> <li>• At least six full months must have passed since the first payment due date of the refinanced mortgage, and,</li> <li>• At least 210 days have passed from the closing date of the mortgage being refinanced. (7month)</li> </ul>
<b>SECTION 6:</b>	<b>CREDIT REQUIREMENTS:</b> <ul style="list-style-type: none"> <li>• Credit report with mortgage ratings only. If a credit score is provided, then a minimum of two credit scores are required.</li> <li>• All Mortgages must have a mortgage history of 1X30 in last 12months.</li> <li>• No lates within last 3 months prior to loan application date.</li> <li>• A minimum of 6 months. Mortgage payments with pay history is required.</li> <li>• If any "Bankruptcy" comment on credit is revealed, must be discharged and mortgage to have been reaffirmed in bankruptcy.</li> </ul>
<b>SECTION 7:</b>	<b>FICO:</b> <ul style="list-style-type: none"> <li>• No FICO required. If provided, minimum 580.</li> </ul>
<b>SECTION 8:</b>	<b>PROPERTY REQUIREMENTS / TYPES:</b> <ul style="list-style-type: none"> <li>• SFR detached</li> <li>• PUD's</li> <li>• Condominiums (condo approval not required)</li> <li>• Manufactured Homes on permanent foundation</li> <li>• Must be currently owner occupied.</li> </ul>
<b>SECTION 9:</b>	<b>RATIOS:</b> <ul style="list-style-type: none"> <li>• N/A = NOT required. Do NOT run DU.</li> </ul>
<b>SECTION 10:</b>	<b>APPRAISAL REQUIREMENTS:</b> <ul style="list-style-type: none"> <li>• NO appraisal required. Use original appraised value from Netting Authorization.</li> <li>• Run Loan Safe without AVM</li> </ul>

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<b>SECTION 11:</b>	<p><b>DOCUMENTATION REQUIRED:</b></p> <ul style="list-style-type: none"> <li>• D.E. Underwriter is required to manually review the loan. The LT &amp; page 3 of 92900-a must include the D.E Underwriter's signature, date and FHA CHUMS #</li> <li>• A copy of the existing note existing deed of trust (all pages) on the existing FHA loan is required.</li> <li>• Borrowers must present evidence of a valid Social Security number (copy of SS card or printout from Social Security Administration. A printed copy of the electronically verified processed SSA is also acceptable.</li> <li>• LDP / GSA required for all parties</li> <li>• CAIVRS is NOT required on Streamlines</li> <li>• There must be a net tangible benefit of 5% minimum. This is derived from comparing the existing loan P&amp;I and monthly MMIP minus New loan P&amp;I and new monthly MMIP. Must be a 5% payment savings to borrower or the loan is NOT eligible. There are no exceptions to this.</li> <li>• For borrowers those are required to bring in funds to close: Provide the most recent 2 months concurrent bank statements "or" a current written Verification of Deposit and 1 bank statement.</li> <li>• The payoff Demand must reflect current loan balance and 30 days interest. It must reflect payment due for the current month in which loan will fund. (Mortgage payment must be made for existing month). Any escrow impound credit cannot be used to reduce payoff per FHA / HUD guidelines. Borrower(s) must pay all late charges, escrow shortage, delinquent taxes etc. at closing with OWN FUNDS.</li> </ul>
<b>SECTION 12:</b>	<p><b>CASH BACK:</b></p> <ul style="list-style-type: none"> <li>• Max cash back to borrower is \$500.00 from the loan amount.</li> <li>• Excess lender credit MUST be applied toward principal reduction and cannot result in any cash back to borrower (-\$0-).</li> </ul>