

		FHA Streamline Refinance	
Product Matrix			
HUD Handbook: <a href="https://www.hud.gov/program_offices/housing/sfh/handbook_4000-1">https://www.hud.gov/program_offices/housing/sfh/handbook_4000-1</a>			
HUD Section of the Act: 203(b)			
Primary Residence			
# of Units <sup>1</sup>	LTV / CLTV		Minimum Credit Score <sup>1</sup>
1-4 <sup>1</sup>	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.		640 <sup>1</sup>
<sup>1</sup> 2-4 Unit properties located in the state of New Jersey are restricted to 680 credit score and a minimum of 0 x 30 lates in the past 12 months.			
MIP	• Monthly MIP and LTV is calculated by using the original value of the property and may obtained/verified via FHA connection and refinance authorization		
Loan Limits	• FHA Streamlines are not subject to County Limits		
Credit	• 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	• 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	• Manual underwriting only. An AUS is not to be run.		
Maximum Term	The maximum term is the lesser of: - 30 years, or - 12 years beyond the remaining term of the existing loan		
Occupancy	• Verification of occupancy is required in accordance with FHA guidelines.		
Maximum Mortgage	Maximum mortgage amount the lesser of: • the outstanding principal balance of the existing Mortgage as of the month prior to the mortgage Disbursement; plus - interest due on the existing Mortgage; and - MIP due on the existing Mortgage; <b>or</b> • the original principal balance of the existing Mortgage (Including financed UFMIP) Minus any refund of UFMIP.		
Seasoning Requirements	<b>On the date of the FHA case number assignment:</b> • 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;		
Net Tangible Benefit	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".)  • <b>Fixed Rate to Fixed Rate:</b> the new combined rate is at least .5% below the prior combined rate • <b>ARM to Fixed rate:</b> New combined rate is no more than 2% above the prior combined rate • <b>Reduction in term:</b> - the remaining term of the existing loan is reduced; 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.  <b>See Hud Handbook for complete details on the Net Tangible Benefit for Streamline Refinances</b>		
Assets	• Funds to close must be documented in accordance with FHA Guidelines		
Employment / Income	• 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.		
Cash Back	• maximum cash back is \$500.00		
Borrowers	• 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: - 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.		
Appraisal	• Not required.		
Ratios	• Not calculated unless credit qualifying		