

FHA FIXED & ADJUSTABLE RATE Series 500, 700, & 800

Product Description	FHA Conforming Fixed Rate & ARM
Program Numbers	FHA15 = 15 year fixed FHA30 = 30 year fixed FHA5/1 = 5/1 ARM FHASTREAM15 = 15 year fixed Streamline Refi FHASTREAM30 = 30 year fixed Streamline Refi FHASTREAM5/1 = 5/1 ARM Streamline Refi
ARM Adjustments	If applicable
Index	1 Year CMT (Constant Maturity Treasury)
Margin	See rate sheet
Annual Adjustment Cap	1.00%
Lifetime Cap	5.00%
Floor Rate	Floor rate is equal to the Margin
First Adjustment Cap	1.00%
Temporary Buydowns	Not Permitted
Non-Traditional Credit	700 Series does not allow
Qualifying Rate	Note Rate
Max Debt Ratio	31%/43% unless there is AUS approval, or significant compensating factors. 500 series has credit overlays. 700 series has max debt ratio of 50%, regardless of AUS approval, or compensating factors.
Types of Financing	Purchase, Rate/Term, Cash Out, Streamline
Maximum Loan Amount	Varies by county; see https://entp.hud.gov/idapp/html/hicostlook.cfm . Also, use applicable Max Mortgage Worksheet. 500 series, 3-4 unit, max loan amount is \$650,000.
Minimum Loan Amount	\$150,000. (lower loan amount may be approved on a case by case basis, with additional price adjustments.
Eligible Property Type	1-4 unit, Condo, & PUD. Eligible Condo must be listed on FHA's approved Condo Project list at https://entp.hud.gov/idapp/html/condlook.cfm FHA Streamline Refi <u>without</u> an appraisal does not have to meet condo approval.
Mortgage Insurance	See attached
Ineligible Property Type	Manufactured Home, Cooperative, Working Farm, Ranch, or Orchard.
Secondary Subordinate Financing	Allowed. Refer to FHA standard guidelines
Non-Occupant Co-Borrower	Allowed per FHA guidelines. May not be added to meet qualifying requirements for a cash out refinance
Impounds	Required
Max Cash Out	\$500 = Rate Term Refinance \$500 = Streamline Refinance No Max on Cash Out Refinance, except on 500 series – max cash out \$200,000
Credit Concessions	Maximum 6%
2nd Home & Investment Property	Not allowed
Document Expiration Dates	Appraisal = 180 days Prelim = 60 days Income, Assets, Credit = 90 days

PRIMARY RESIDENCE – STREAMLINED REFINANCE				
Property Type⁹	Max LTV	Max Loan Amount	Min. Credit Score¹⁰	Underwriting Engine & Required Response
1-4 Units PUD Condo	Refer to FHA Streamline Maximum Mortgage Worksheet	Refer to FHA Streamline Maximum Mortgage Worksheet	See Footnote	Manually Underwritten

⁹ 700 Series: Units are not allowed

¹⁰ 500 Series: 620 credit score required for 1-2 units, 640 credit score required for 3-4 units

700 Series: 640 credit score required

800 Series: 640 credit score required for LTV/CLTV up to 115%, 680 credit score required for LTV/CLTV up to 135%

FHA FIXED-RATE & ADJUSTABLE RATE

PRIMARY RESIDENCE – PURCHASE						
Property Type	Max LTV	Max Loan ¹ Amount	Min. Credit Score			Underwriting Engine & Required Response ²
			500	700	800	
1 Unit PUD Condo	96.50%	Varies by County	620	620 except High Bal which is 640	640	FHA Total Mortgage Scorecard DU – Approve or LP – Accept Refer responses will be manually underwritten
2 Units ³	96.50%	Varies by County	620		640	FHA Total Mortgage Scorecard DU – Approve or LP – Accept Refer responses will be manually underwritten
3-4 Units ³	96.50%	Varies by County ⁴	620		640	FHA Total Mortgage Scorecard DU – Approve or LP – Accept

PRIMARY RESIDENCE – RATE/TERM REFINANCE						
Property Type	Max LTV	Max Loan Amount ⁵	Min. Credit Score			Underwriting Engine & ² Required Response
			500	700	800	
1 Unit PUD Condo	97.75%	Varies by County	620	620 except High Bal which is 640	640	FHA Total Mortgage Scorecard DU – Approve or LP – Accept Refer responses will be manually underwritten
2 Units	97.75%	Varies by County	620		640	FHA Total Mortgage Scorecard DU – Approve or LP – Accept Refer responses will be manually underwritten
3-4 Units	97.75%	Varies by County ⁴	640		640	FHA Total Mortgage Scorecard DU – Approve or LP – Accept

PRIMARY RESIDENCE – CASH OUT REFINANCE						
Property Type	Max LTV	Max Loan Amount ⁶	Min. Credit Score ⁷			Underwriting Engine & ² Required Response
			500	700	800	
1 Unit PUD Condo	85% ⁸	Varies by County	640	620 except High Bal which is 680	640	FHA Total Mortgage Scorecard DU – Approve or LP – Accept Refer responses will be manually underwritten
2 Unit	85 ⁸		680		640	

¹ Refer to FHA Purchase Maximum Mortgage Worksheet for calculation of maximum purchase loan amount.

² Series 700 does not allow Manual Underwriting except on Streamline Refinances.

³ Purchase and Rate & Term transactions with a non-occupant co-borrower secured by 2 to 4 unit properties are limited to a maximum 75% LTV on Series 500 and Series 700.

⁴ Series 500 will not lend more than \$650,000, regardless of the applicable FHA county loan limit.

⁵ Refer to FHA Rate/Term Refinance Maximum Mortgage Worksheet for calculation of maximum rate/term refinance loan amount.

⁶ Refer to FHA Cash-Out Refinance Maximum Mortgage Worksheet for calculation of maximum cash-out refinance loan amount.

⁷ Series 700 High Balance Cash-Out has minimum credit score of 680.

⁸ Maximum cash-out limited to \$200,000 on Series 500.

PRIMARY RESIDENCE – STREAMLINED REFINANCE				
Property Type⁹	Max LTV	Max Loan Amount	Min. Credit Score¹⁰	Underwriting Engine & Required Response
1-4 Units PUD Condo	Refer to FHA Streamline Maximum Mortgage Worksheet	Refer to FHA Streamline Maximum Mortgage Worksheet	See Footnote	Manually Underwritten

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700 Series: 640 credit score required

800 Series: 640 credit score required for LTV/CLTV up to 115%, 680 credit score required for LTV/CLTV up to 135%

PRIMARY RESIDENCE – STREAMLINED REFINANCE				
Property Type⁹	Max LTV	Max Loan Amount	Min. Credit Score¹⁰	Underwriting Engine & Required Response
1-4 Units PUD Condo	Refer to FHA Streamline Maximum Mortgage Worksheet	Refer to FHA Streamline Maximum Mortgage Worksheet	See Footnote	Manually Underwritten

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Exhibit A – FHA Mortgage Insurance

Case Numbers Assigned on or After June 3, 2013 - Excluding Streamlines of Loans Endorsed Prior to June 1, 2009			
Loan Term > 15 Years			
Base Loan Amount	LTV	Up-Front MIP	Annual (Monthly) MIP
≤\$625,500	≤95%	1.75%	130 bps ¹
≤\$625,500	>95%	1.75%	135 bps ¹
>\$625,500 ²	≤95%	1.75%	150 bps ¹
>\$625,500 ²	>95%	1.75%	155 bps ¹
Loan Term ≤ 15 Years			
≤\$625,500	>78%-90%	1.75%	45 bps ¹
≤\$625,500	>90%	1.75%	70 bps ¹
>\$625,500 ²	>78%-90%	1.75%	70 bps ¹
>\$625,500 ²	>90%	1.75%	95 bps ¹
All	≤78%	1.75%	45 bps ¹

Case Numbers Assigned on or After June 3, 2013 – Streamline Refinances of Loans Endorsed Prior to June 1, 2009 Only³		
Loan Term >15 Years		
LTV⁴	Up-Front MIP	Annual (Monthly) MIP
All LTV's	.01%	55 bps
Loan Term ≤15 Year⁴		
All LTV's	.01%	55 bps

¹ For LTV's less than or equal to 90%, cancellation of the annual (monthly) premium will occur after eleven years. For LTV's greater than 90%, the borrower will pay the annual (monthly) premium for the life of the loan.

² 2-4 units only.

³ Streamline refinance transactions without an appraisal are not subject to the new 2014 loan limit decrease to \$625,500. Reference ML 2013-43.

⁴ For LTV's > 90%, the annual MIP is paid for the life of the loan. For LTV's ≤ 90%, cancellation of the annual (monthly) premium will occur after the borrower has paid the premium for 11 years.



Manhattan Financial Group, Inc.

FHA Disclosures

Purchase and Refinance

FHA Addendum to URLA/92900A

Informed Consumer Choice Disclosure Notice - June 2013 Version

Importance Notice to Homebuyers/92900B

Energy Efficient Fact Sheet

Notice to Homeowner-Assumption

FHA Hotel/Transient Use of Property/HUD-92561 ** 2-4 Units only **

Purchase Only

Pest Inspection Disclosure - Only if appraiser or purchase contract do not require it

FHA Identity of Interest Certification

For Your Protection: Get A Home Inspection/92564CN

Amendatory Clause/Real Estate Certification

Lead Based Paint Disclosure, for homes built in 1978 or prior to - See purchase contract, page 3 section 6 and Lead Based Paint Disclosure Addendum to the Purchase Contract