

## FHA FIXED & ADJUSTABLE RATE Series 300, 500, 700, & 800

<b>Product Description</b>	FHA Conforming Fixed Rate & ARM
<b>Program Numbers</b>	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
<b>ARM Adjustments</b>	If applicable
<b>Index</b>	1 Year CMT (Constant Maturity Treasury)
<b>Margin</b>	See rate sheet
<b>Annual Adjustment Cap</b>	1.00%
<b>Lifetime Cap</b>	5.00%
<b>Floor Rate</b>	Floor rate is equal to the Margin
<b>First Adjustment Cap</b>	1.00%
<b>Temporary Buydowns</b>	Not Permitted
<b>Non-Traditional Credit</b>	300 and 700 Series do not allow non-traditional credit
<b>Qualifying Rate</b>	Note Rate
<b>Max Debt Ratio</b>	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.
<b>Types of Financing</b>	Purchase, Rate/Term, Cash Out, Streamline
<b>Maximum Loan Amount</b>	Varies by county; see <a href="https://entp.hud.gov/idapp/html/hicostlook.cfm">https://entp.hud.gov/idapp/html/hicostlook.cfm</a> . Also, use applicable Max Mortgage Worksheet. 500 series, 3-4 unit, max loan amount is \$650,000.
<b>Minimum Loan Amount</b>	\$150,000. (lower loan amount may be approved on a case by case basis, with additional price adjustments.
<b>Eligible Property Type</b>	1-4 unit, Condo, & PUD. Eligible Condo must be listed on FHA's approved Condo Project list at <a href="https://entp.hud.gov/idapp/html/condlook.cfm">https://entp.hud.gov/idapp/html/condlook.cfm</a> FHA Streamline Refi <u>without</u> an appraisal does not have to meet condo approval.
<b>Mortgage Insurance</b>	See attached
<b>Ineligible Property Type</b>	Manufactured Home, Cooperative, Working Farm, Ranch, or Orchard.
<b>Secondary Subordinate Financing</b>	Allowed. Refer to FHA standard guidelines
<b>Non-Occupant Co-Borrower</b>	Allowed per FHA guidelines. May not be added to meet qualifying requirements for a cash out refinance
<b>Impounds</b>	Required
<b>Max Cash Out</b>	\$500 = Rate Term Refinance \$500 = Streamline Refinance No Max on Cash Out Refinance, except on 500 series – max cash out \$200,000
<b>Credit Concessions</b>	Maximum 6%
<b>2<sup>nd</sup> Home &amp; Investment Property</b>	Not allowed
<b>Document Expiration Dates</b>	Appraisal = 180 days Prelim = 60 days Income, Assets, Credit = 90 days

# FHA FIXED-RATE & ADJUSTABLE RATE

**\*\* 700 Series – please note - On refinance when loan we are to p/o has been modified, cash out is not allowed, restructured loans are not allowed. Refer to investor’s guide when retained property has a loan modification**

PRIMARY RESIDENCE – PURCHASE							
Property Type	Max LTV	Max Loan <sup>1</sup> Amount	Min. Credit Score By Series Number				Underwriting Engine & Required Response <sup>2</sup>
			300	500	700	800	
1 Unit PUD Condo	96.50%	Varies by County	600		620 except High Bal which is 640	620	FHA Total Mortgage Scorecard DU – Approve or LP – Accept Refer responses will be manually underwritten
2 Units <sup>3</sup>	96.50%	Varies by County	600			620	FHA Total Mortgage Scorecard DU – Approve or LP – Accept Refer responses will be manually underwritten
3-4 Units <sup>3</sup>	96.50%	Varies by County <sup>4</sup>	600			620	FHA Total Mortgage Scorecard DU – Approve or LP – Accept

PRIMARY RESIDENCE – RATE/TERM REFINANCE							
Property Type	Max LTV	Max Loan Amount <sup>5</sup>	Min. Credit Score By Series Number				Underwriting Engine & Required Response <sup>2</sup>
			300	500	700	800	
1 Unit PUD Condo	97.75%	Varies by County	600		620 except High Bal which is 640	620	FHA Total Mortgage Scorecard DU – Approve or LP – Accept Refer responses will be manually underwritten
2 Units	97.75%	Varies by County	600			620	FHA Total Mortgage Scorecard DU – Approve or LP – Accept Refer responses will be manually underwritten
3-4 Units	97.75%	Varies by County <sup>4</sup>	620			620	FHA Total Mortgage Scorecard DU – Approve or LP – Accept

PRIMARY RESIDENCE – CASH OUT REFINANCE							
Property Type	Max LTV	Max Loan Amount <sup>6</sup>	Min. Credit Score <sup>7</sup> By Series Number				Underwriting Engine & Required Response <sup>2</sup>
			300	500	700	800	
1 Unit PUD Condo	85% <sup>8</sup>	Varies by County	600	600	620 except High Bal which is 660	620	FHA Total Mortgage Scorecard DU – Approve or LP – Accept Refer responses will be manually underwritten
2 Unit	85% <sup>8</sup>		620	620		620	

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

<sup>2</sup> Series 700 does not allow Manual Underwriting except on Streamline Refinances.

<sup>3</sup> 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.

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

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

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

<sup>7</sup> Series 700 High Balance Cash-Out has minimum credit score of 660.

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

<b>PRIMARY RESIDENCE – STREAMLINED REFINANCE</b>				
<b>Property Type<sup>9</sup></b>	<b>Max LTV</b>	<b>Max Loan Amount</b>	<b>Min. Credit Score<sup>10</sup></b>	<b>Underwriting Engine &amp; Required Response</b>
<b>1-4 Units PUD Condo</b>	<b>Refer to FHA Streamline Maximum Mortgage Worksheet</b>	<b>Refer to FHA Streamline Maximum Mortgage Worksheet</b>	<b>See Footnote</b>	<b>Manually Underwritten</b>

<sup>9</sup> 700 Series: Units are not allowed

<sup>10</sup> 300 Series: 600 minimum credit score is required

500 Series: 600 minimum credit score required for 1-2 units, 620 minimum credit score required for 3-4 units

700 Series: 640 minimum credit score required

800 Series: 620 minimum credit score required

## Exhibit A – FHA Mortgage Insurance

<b>Case Numbers Assigned on or after January 26, 2015 – Excluding Streamlines of Loans Endorsed Prior to June 1, 2009</b>			
<b>Loan Term &gt; 15 Years</b>			
<b>Base Loan Amount</b>	<b>LTV</b>	<b>Up-Front MIP</b>	<b>Annual (Monthly) MIP</b>
≤\$625,500	≤95%	1.75%	80 bps <sup>1</sup>
≤\$625,500	>95%	1.75%	85 bps <sup>1</sup>
>\$625,500	≤95%	1.75%	100 bps <sup>1</sup>
>\$625,500	>95%	1.75%	105 bps <sup>1</sup>
<b>Loan Term ≤ 15 Years</b>			
≤\$625,500	>78%-90%	1.75%	45 bps <sup>2</sup>
≤\$625,500	>90%	1.75%	70 bps <sup>2</sup>
>\$625,500	>78%-90%	1.75%	70 bps <sup>2</sup>
>\$625,500	>90%	1.75%	95 bps <sup>2</sup>

<b>Case Numbers Assigned on or After June 3, 2013 – Streamline Refinances of Loans Endorsed Prior to June 1, 2009 Only</b>			
<b>Loan Term &gt;15 Years</b>			
	<b>LTV</b>	<b>Up-Front MIP</b>	<b>Annual (Monthly) MIP</b>
	All LTV's	.01%	55 bps
<b>Loan Term ≤15 Years<sup>3</sup></b>			
	All LTV's	.01%	55 bps

<sup>1</sup> Cancellation of the annual (monthly) premium will occur when the LTV reaches 78% of the original appraised value, provided the borrower has paid the premium at least five years.

<sup>2</sup> Cancellation of the annual (monthly) premium will occur when the LTV reaches 78% of the original appraised value, even if the borrower has been paying the premium less than five years.

<sup>3</sup> 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

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## **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