FHA STREAMLINE REFINANCE - CONFORMING, HIGH BALANCE & LTV/CLTV MATRIX				
Transaction	Property Type	Occupancy	Max Loan Amount or Max LTV/CLTV	Minimum FICO
FHA Streamline	1-4 Unit	Primary Residence	High Balance	600
			Conforming Loan Balance	580
	Manufactured Home	Primary Residence	110%	620

FHA 2024 MORTGAGE LIMITS (COUNTY LOOKUP: https://entp.hud.gov/idapp/html/hicostlook.cfm) Effective for Case Numbers Assigned Between January 1, 2024, and December 31, 2024				
UNITS	FHA LOW-COST AREA	HIGH-COST AREA FHA FORWARD/FNMA/FHLMC	HIGH-COST AK, GM, HI, USVI FHA FORWARD	FANNIE/FREDDIE STANDARD
1	$498,257	$1,149,825	$1,724,725	$766,500
2	$637,950	$1,472,250	$2,208,375	$981,500
3	$771,125	$1,779,525	$2,669,275	$1,186,350
4	$958,350	$2,211,600	$3,317,400	$1,474,400

TOPIC	OVERLAY
BASIC GUIDELINES	Overlays in this matrix apply to Federal Housing Administration (FHA) guidelines. Refer to the FHA Single Family Housing Policy Handbook 4000.1 for additional guidance. Information in this matrix is subject to change without notice.
Application/URLA – Minimum Requirements	• Non-Credit Qualifying: o Fully completed loan application excluding the income section and asset section (unless funds are required) • Credit Qualifying: o Fully completed loan application is required

TOPIC	OVERLAY

Appraisal Requirement	• No appraisal or valuation product required on SFRs, PUDs or Condos
	  o Use the original value of the property for calculating the LTV
	• Manufactured homes require an exterior only appraisal
	  o Max 110% LTV based on current value

Assets	• If the funds to close exceed the total mortgage payment of the new mortgage, the full amount of funds to close must be verified as follows:
	  o Bank statements must show account activity for a full two (2) month period
	  o Internet statements, obtained from financial institution's website, must contain same information found on a standard bank statement
	  o VOD as stand-alone document not permitted unless obtained from a Third-Party Vendor and meet all FHA requirements

Cash Back at Closing	• Borrower should receive no cash back at closing • Cash back to borrower allowed for minor adjustments at closing, not to exceed $500 o Refund of the borrower's unused escrow balance from the previous mortgage is not considered in the $500 max cash back
Condominiums	• Condo approval issued by FHA is not required, however, if the unit is in a Condominium Project that has an FHA Condo ID, the FHA Condo ID needs to be added when the FHA case number is requested

Credit	Non-Credit Qualifying
	• Eligible when all borrowers on the existing loan remain on the new loan. Borrower may only be removed from title under the following exceptions:
	  o Divorce/Legal Separation/Death – Final divorce decree, legal separation agreements verifying remaining borrower is responsible required
	  ▪ Remaining borrower(s) to demonstrate they have made the mortgage payments for at least the most recent six (6) months prior case number assignment
	• Mortgage only tri-merged credit report with minimum one credit score is required
	  o The lowest decision score amongst borrowers is used
	• 0 x30 mortgage payment history required in the last 6 months
	
	Credit Qualifying
	• Eligible when at least one borrower on the existing loan remains as a borrower on the new loan

TOPIC	OVERLAY

	• Loan must be meet FHA manual underwriting requirements for the following:
	  o Mortgage payment history - 0x30 mortgage payment history required in the last 6 months and no more than 1x30 in the previous 6 (7-12) months
	  o Assets, reserves and funds to close
	  o Credit history – Non-traditional credit is not allowed
	  o Income and employment - Direct electronic verification of employment by third-party vendors is not permitted
	  o Debt-to-income ratio (DTI)
	• Tri-merged full credit report with minimum of one credit score is required
	  o The lowest decision score amongst borrowers is used

Electronic Signatures/eSigning	• eSigning is allowed for most documents.
	• eSigning is not allowed for items below: (or any Loans with POA)
	  o Note
	  o Note Rider(s)
	  o Notice of Right to Cancel
	  o Security Instrument
	  o Security Instrument Rider(s)
	  o COVID-19 Temporary Attestation

Escrow Account	Escrow Account required; no escrow waiver allowed.
Forbearance	Non-Credit Qualifying • Allowed, if at time of case file assignment, borrower has completed the forbearance plan and has made at least three (3) consecutive monthly payments within the month due since completing the forbearance plan Credit Qualifying • Allowed, if the borrower is still in forbearance at the time of case number assignment or has made less than three (3) consecutive monthly payments within the month due since completing the forbearance plan provided all payments are made within the month due for the six (6) months prior to forbearance and no more than 1x30 in those previous six (6) months
Ineligible Programs	• Energy Efficient Mortgages (EEM) • Property with PACE Lien

TOPIC	OVERLAY
	• Property with resale restrictions (age restrictions are acceptable on 1 unit properties) • Texas 50(a)6 transactions
Ineligible Properties	• Commercial enterprises such as Assisted living, Boarding House, Bed and Breakfast, etc. • Condotels • Co-Ops • Geodesic Domes • Indian Leased Land • Land Trusts • Resale type Deed Restrictions (age restricted are acceptable on 1 unit properties) • Single-wide manufactured home • Solar Panels that affect first lien position • Timeshares • Unique Properties • Unimproved Land • Working Farms or Ranches
Mortgage Payment History	○ 0x30 in the last 6 months and no more than 1x30 in the previous 6 (7-12) months ○ Mortgage payment must be made within the month due prior to closing. ○ Example: If the loan is closing in Mar 2024, the payment due in Feb 2024 must be made, Sep 2023-Feb 2024 must be 0x30 and no more than 1 payment can be more than 30 days past due (1x30) Aug 2023-Mar 2023 • If the mortgage is not reporting on the credit report, a Verification of Mortgage (VOM) for the most recent 12 months is required to evidence payment history
Minimum Loan Amount	$75,000

Maximum Loan Amount Calculation/Loan Term	• Maximum new loan amount is the lesser of:
	○ The outstanding principal balance on the existing FHA loan as of the month prior to closing plus
	  ▪ Interest and MIP due
	  ▪ Any late charges
	  ▪ Escrow shortages
	○ The original principal balance of the existing mortgage including financed UFMIP
	○ Less any refund of MIP

TOPIC	OVERLAY

	• Maximum loan term is:
	  ○ The remaining amortization period of the existing mortgage plus 12 years, or
	  ○ 30 years

Mortgage Credit Certificate (MCC)	Not permitted
Multiple Loans to One Borrower	• Up to eight (8) properties for one borrower, including the subject property, or a total of $2M in financing, whichever is less is allowed • Maximum of 20% ownership concentration in any one project or subdivision
Net Tangible Benefit	All streamline refinances must evidence a net tangible benefit defined as follows: • Combine Rate is the interest rate on the mortgage plus the Mortgage Insurance Premium (MIP) • If the existing loan has been modified the net tangible benefit is based on the modified payment/interest rate

Refinances without a Term Reduction or with a Term Reduction of < 3 years		
From	To	
	Fixed Rate New Combined Rate	Hybrid ARM New Combined Rate
Fixed Rate	At least 0.5 percentage points below the prior Combined Rate	At least 2 percentage points below the prior Combined Rate
ARM	No more than 2 percentage points above the prior Combined Rate	At least 1 percentage points below the prior Combined Rate

Refinances with a Term Reduction ≥ 3 years In addition to the requirements below the combined principal, interest and MIP payment of the new mortgage must not exceed the combined principal, interest and MIP payment of the refinanced mortgage by more than $50.00		
From	To	
	Fixed Rate New Combined Rate	Hybrid ARM New Combined Rate
Fixed Rate	Below the prior Combined Rate	At least 2 percentage points below the prior Combined Rate
ARM	No more than 2 percentage points above the prior Combined Rate	At least 1 percentage points below the prior Combined Rate

TOPIC	OVERLAY
Non-Borrowing Spouse	If the non-borrowing spouse resides in a community property state or if the property is located in a community property state, refer to the FHA Single Family Housing Policy Handbook 4000.1 for requirements
Non-Occupant Co-Borrower	Allowed per FHA guidelines, refer to the FHA Single Family Housing Policy Handbook 4000.1 for additional requirements
Non-Permanent Resident Aliens	These borrowers accepted under the following conditions: o Acceptable Visa evidence provided o Borrower eligible to work in the U.S., as evidenced by EAD issued by the USCIS o Borrower has valid Social Security Number (SSN) o Borrower satisfies the same requirements, terms, and conditions as those for U.S. citizen o DACA: With Category C33 work status under deferred action, DACA borrowers allowed: o EAD must be current (if expiring within one year, evidence history of renewals) o Income source must be stable with a two-year work history o Diplomatic Immunity: Borrowers with Diplomatic Immunity ineligible
Occupancy	o Verification the subject property is occupied by the borrower as their primary residence may be evidenced with the following: o Utility bill (non-credit qualifying credit loans) o Employment documentation (credit qualifying loans)
Power of Attorney (POA)	• POA is allowed for military personnel and incapacitated borrowers only. All requirements detailed in the FHA Single Family Housing Policy Handbook 4000.1 Section II.A.1a.i.(A)(3) must be met. • POA may not be eSigned and must be specific to the transaction • POA must not be used if title is taken in a trust
Recently Listed Properties	Property must be off the market at least one day prior to mortgage application date.
Reserve Requirements	• For credit qualifying loans the following reserve requirements apply: o 1 month PITIA for 1-2 unit properties o 3 months PITIA for 3-4 unit properties o If DTI > 31/43% additional reserves may be required
Seasoning Requirements	• Seasoning requirements are applicable to all FHA Streamline refinances regardless of the type of loan paid. o On the date of the FHA case number assignment: ▪ At least six (6) consecutive monthly payments have been made on the mortgage being refinanced ▪ At least six (6) full months have passed since the first payment due date of the mortgage being refinanced ▪ At least 210 days have passed from the closing date of the mortgage that is being refinanced

TOPIC	OVERLAY
	○ The new note date must be: ▪ 210 days or more past the due date of the first monthly payment of the mortgage being refinanced, and ▪ After the date on which six (6) consecutive monthly payments have been made on the mortgage being refinanced ▪ For modified loans, the seasoning requirements begin with the first payment due date after the modification ○ If the loan being refinanced was assumed by the borrowers, six months of payments must have been made since time of assumption • The following documents must be provided to evidence seasoning requirement are met: ○ Existing Note confirming the first payment due date for the mortgage being refinance ○ Credit report, credit report supplement or payment history verifying all payments were made in the required time period NOTE: Mortgage payments cannot be made in advance to meet the six consecutive payment requirements.
Social Security Number (SSN)	All borrowers must have a valid SSN.
Subordinate Financing	• Existing subordinate financing must be re-subordinated • New subordinate financing is not allowed NOTE: MaxONE and MaxONE Plus require that the second lien be repaid at time of refinance (unless forgiven under terms of MaxONE) and are not eligible for re-subordination
Tax Transcripts	Required when tax returns are used to qualify borrower income
Temporary Buydowns	Ineligible
Underwriting Requirements	• All streamline refinances must be manually underwritten • Borrowers are not required to be screened through the Credit Alert Verification Reporting System (CAIVRS) • Ineligibility due to delinquent federal debt does not apply to streamline refinances • The following documents must be provided to evidence seasoning requirements and current interest rate: ○ Existing Note (confirming both the rate and the first payment due date for the mortgage being refinanced) ○ Credit report, credit report supplement or payment history verifying all payments were made in the required time period
Vesting	• All occupying and non-occupying borrowers and co-borrower must take title to the subject property and sign the note and security instruments
Verbal VOE	• Verbal verification of employment is required on all loans whether or not income is required to be documented

TOPIC	OVERLAY
MANUFACTURED HOME GUIDELINES	Overlays in this matrix apply to Federal Housing Administration (FHA) guidelines. Refer to the FHA Single Family Housing Policy Handbook 4000.1 for additional guidance. Information in this matrix is subject to change without notice.
Standards (09/14/2015)	Appraiser must notify mortgagee and report any deficiency of MPR or MPS if a manufactured home does not comply with the following: • Floor area must be ≥ 400 sq ft • Constructed on or after June 15, 1976, in conformance with the federal MHCSS, as evidenced by an affixed HUD Certification Label in accordance with 24 CFR §3280.11 (Manufactured Homes produced prior to June 15, 1976 are ineligible for insured financing.) • Manufactured home and site exist together as a real estate entity in accordance with state law (but need o be treated as real estate for taxation purposes) • Manufactured home was moved from the factory or dealer directly to the site • Manufactured home was designed to be used as a dwelling with a permanent foundation built to comply with PFGMH • Finished grade elevation beneath the manufactured home (or, if basement used, the grade beneath the basement floor) is at or above the 100-year return frequency flood elevation • Structure is designed for occupancy as a principal residence by a single family • Lease, if applicable, meets the requirement s of Valuation of Leasehold Interest
Estimate Cost (New Construction)	The appraiser must apply the cost approach for New Construction Manufactured Housing.
Flood Zone	• Manufactured homes in a flood zone are ineligible

Foundation: Existing Construction	• Existing construction allowed, new construction is ineligible
	• Definition: Existing construction for manufactured housing refers to a manufactured home that has been permanently installed on a site for one year or more prior to the case number assignment date.
	  o Preliminary title report must evident subject is permanently affixed
	• Standard: If the perimeter enclosure is non-load-bearing skirting comprised of lightweight material, the entire surface area of the skirting must be permanently attached to backing made of concrete, masonry, treated wood, or a product with similar strength and durability.
	  o Skirting: Skirting refers to a non-structural enclosure of a foundation crawl space that is typically, but not always, a lightweight material such as vinyl or metal attached to the side of the structure and extending to the ground (generally not installed below frost depth).

TOPIC	OVERLAY
	○ Perimeter Enclosure (MPR/MPS Item): The space beneath the manufactured home must be properly enclosed; the perimeter enclosure must be a continuous wall that is adequately secured to the perimeter of the unit and allows for proper ventilation of the crawl space. • Required Analysis and Reporting: If the manufactured home foundation does not meet the requirements for Existing Construction, the appraiser must notify the mortgagee and report the deficiency in the MPR or MMPS.
Foundation: New Construction	• Definition: New construction for manufactured housing refers to a manufactured home that has been permanently erected on a site for less than one year prior to the case number assignment date. • Standard: The space beneath the house must be enclosed by a continuous foundation type construction designed to resist all forces to which it is subject without transmitting forces to the building superstructure; the enclosure must be adequately secured to the perimeter of the house and be constructed of materials that conform, accordingly, to HUD MPS (such as concrete, masonry or treated wood) and the PFGMH for foundations. • Required Analysis and Reporting: If the manufactured home foundation does not meet the requirements for New Construction, appraiser must notify the mortgagee and report the deficiency of the MPR or MPS.
HUD Data Plate	• Standard HUD Data Plate Requirements: Manufactured homes have a data plate affixed in a permanent manner, typically adjacent to the electric service panel, the utility room, or within a cabinet in the kitchen. • Required Analysis and Reporting: The appraiser must report the information on the data plate within the appraisal, including the manufacturer name, serial number, model, and date of manufacture, as well as wind, roof load, and thermal zone maps. • Missing Data Plate (of Appraiser Cannot Locate): If the data plate is missing or the appraiser is unable to locate it, the appraiser must report this in the appraisal and is not required to secure the data plate information from another source. ○ If the data plate is missing or appraiser cannot locate it, LSM requires an IBTS report.
IBTS Report/HUD Certification FHA	• HUD Certification Label Standard: The manufactured home must have an affixed HUD Certification Label located at one end of each section of the house, approximately one foot up from the floor and one foot in from the roadside, or as near that location on a permanent part of the exterior of the house, as practicable. Etched on the HUD Certification Label is the certification label number, as referred to as the HUD label number. Label numbers are not required to be sequential on a multi-section house. • Required Analysis and Reporting: The appraiser must report the HUD label number for all sections, or report that the HUD Certification Label is missing or that the appraiser was unable to locate it.
Ineligible Features	• The following are not allowed in relation to a manufactured home: ○ Located in a co-op, condo, or PUD project ○ Located in a flood zone

TOPIC	OVERLAY
	○ Manufactured home with a leasehold ○ Manufactured home with an ADU or other structure ○ New construction ○ EEMs are not allowed for manufactured homes
Manufactured Home Additions	• Any addition to the original structure (i.e. patio, deck, carport, rooms, etc.) requires a structural engineer report. ○ If the appraiser observes additions or structural changes to the original manufactured home, the appraiser must condition the appraisal upon inspection by the state or local jurisdiction administrative agency that inspects manufactured housing for compliance (or a licensed structural engineer may report on the structural integrity of the manufactured dwelling and the addition if the state does not employ inspectors).