**Portfolio Refinance Program**

**Niche Guidelines** - our solution is nationwide and offers the traditional Fannie, Freddie, and FHA products, in addition to FHA's: Negative Equity Position (NEP or "short refi").

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| **Niche Guidelines** | **TRADITIONAL FHA (203b-703)** | **FHA'S NEGATIVE EQUITY POSITION (NEP)** |
| 12 month minimum mortgage history | Maximum delinquency – 1x30 “accept/eligible” | See modified mortgage for non-modified 1x30 past 12 months |
| Credit Score Requirements | =>580 - maximum financing 500-579 - maximum 90% LTV | 500 |
| Loan Types (existing mortgage) | All | Excludes current FHA insured |
| Maximum debt-to-income | Performing – per normal FHA guidelines including the ability to utilize compensating factors.  Non-Performing – not allowed. | Performing – per TOTAL acceptance, if “refer” risk classification then maximum DTI is 31/50.  Non-Performing – not allowed |
| Maximum Loan Amounts | [Varies based on area. Visit below link for specific areas: https://entp.hud.gov/idapp/html/ hicostlook.cfm](https://entp.hud.gov/idapp/html/hicostlook.cfm) | [Varies based on area. Visit below link for specific areas: https://entp.hud.gov/idapp/html/h icostlook.cfm](https://entp.hud.gov/idapp/html/hicostlook.cfm) |
| Maximum Loan-to-Values | [Performing – 97.75% LTV Non-Performing – not allowed](https://entp.hud.gov/idapp/html/hicostlook.cfm) | [Performing – 97.75% LTV Non-Performing – not allowed](https://entp.hud.gov/idapp/html/hicostlook.cfm) |
| Modified mortgages | Loan must be current and for the last 12 months meet the following minimum payment history of 1x30…assumes automated underwriting system decision of "accept/eligible.". | 1. If modified under the terms of HAMP, the new loan may close the month following the date the modification was permanent. 2. If the modification was a non- HAMP modification, the borrower must have made 3 monthly payments on time and the modified and or forbearance mortgage must be current for the month due. |
| Mortgage Payment Status | Current Only – The mortgage being refinanced must be current for the month due. | Current Only – The mortgage being refinanced must be current for the month due. |
| Occupancy | Primary residence | Primary residence |
| Principal reduction required | Not required. Loan is required to be in a negative equity position. | 10% of the 1st lien. Loan is required to be in a negative equity position. |
| Subordinate Financing | Subordinated financing must not exceed 97.75% CLTV after closing. Existing subordinate financing in excess of 97.75% CLTV must be released.  Subordinate financing must meet certain terms. | **Subordinated financing up to 115% CLTV** after closing.  Existing subordinate financing in excess of 115% CLTV must be released. Subordinate financing must meet certain terms. |

**Net Proceeds Comparison** - provides estimated net proceeds following our refinance solution utilizing FHA's: traditional 203b or Negative Equity Position product.

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| **Net Proceeds Comparison** | **TRADITIONAL FHA (203b-703)** | **FHA'S NEGATIVE EQUITY POSITION (NEP)** |
| HOME VALUE | $200,000.00 | $200,000.00 |
| LOAN AMOUNT | $195,500.00 97.75% | $195,500.00 97.75% |
| ESTIMATED CLOSING COSTS (see detail below) | $10,270.95 5.135% | $13,908.47 6.954% |
| **NET PROCEEDS** | **$188,359.89 92.615%** | **$185,404.89 90.826%** |
| **DETAIL** |  |  |
| LENDER ORIGINATION FEE | $0.000.00 0.000% | $0.000.00 0.000% |
| LENDER FEES | $1,050.00 | $1,050.00 |
| HDB SUCCESS FEE | $4,887.50 2.500% | $9,775.00 5.000% |
| CREDIT REPORT: | $15.00 | $15.00 |
| APPRAISAL: | $550.00 | $550.00 |
| ESCROW: | $500.00 | $500.00 |
| TITLE: | $825.00 | $825.00 |
| MISCELLANEOUS Months/Days | $500.00 | $500.00 |
| PROPERTY TAX IMPOUNDS: $208.33 6 | $1,249.98 | $1.249.98 |
| HOMEOWNERS INSURANCE: $53.76 6 | $322.56 | $322.56 |
| MONTHLY MORTGAGE INSURANCE 2 | $293.25 | $293.25 |
| PREPAID INTEREST: 4.250% $28.83 15 | $77.66 | $77.66 |

**(Above fee schedule is subject to loan level adjustments and change without notice)**