

FHA Refinance comparison & Cheat Sheet

	FHA Rate/Term Refinance	FHA Simple Refinance	FHA Cash Out Refinance	FHA Streamline Refinance
Loan Type	This loan can be used to payoff any first mortgage and junior lien combo as long as both liens are seasoned sufficiently for FHA guidelines. Closing costs can be included in the loan amount.	This is a no cash out refinance of an existing FHA insured mortgage. Loan proceeds will only be used for paying off the existing FHA loan and costs associated with the loan closing	This loan may be used to pay off any mortgage and does not require the mortgage to be an FHA loan that will be paid off. This loan type may be used to consolidate debt, payoff junior liens and allow the borrower cash in hand. Closing costs can be included in the loan amount	This loan type will only payoff the FHA mortgage balance and the new UFMIP amount. Closing costs may not be included in a Streamline loan. A Streamline worksheet must be used for loan calculation
Max LTV	97.75%	97.75%	80%	97.75%
Minimum Credit Score	620 Scores of 620 – 659 have overlays – see overlay section	620 Scores of 620 – 659 have overlays – see overlay section	620 Scores of 620 – 659 have overlays – see overlay section	620 Overlays will not apply as ratios are not calculated
Minimum Loan Amount	\$30,000	\$30,000	\$30,000	\$30,000
Max Loan Amount	May not exceed HUD county limits To check these limits, use this website: https://entp.hud.gov/idapp/html/hicostlook.cfm			
Seasoning Requirements	Eligible after 6 full months have passed since the first payment due date of the mortgage being refinanced AND 210 days must have passed from the closing date of the mortgage that is being refinanced to the date the new case number is pulled	A minimum of 6 payments on the FHA insured mortgage have been paid AND 210 days must have passed from the closing date of the mortgage that is being refinanced to the date the new case number is pulled	A minimum of 6 payments on the mortgage have been paid AND 210 days must have passed from the closing date of the mortgage that is being refinanced to the date the new case number is pulled	A minimum of 6 payments on the FHA insured mortgage have been paid AND 210 days must have passed from the closing date of the mortgage that is being refinanced to the date the new case number is pulled

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No Score Borrowers Allowed	Never allowed on a refinance	Never allowed on a refinance	Never allowed on a refinance	Never allowed on a refinance
Contract for Deed Allowed	Yes, only if recorded If not recorded, loan must be completed as a purchase Identity of Interest is applicable on a CFD transaction. Guidelines for this must be satisfied to close the loan	Not allowed Only FHA to FHA refi is allowed	Not allowed	Not allowed Only FHA to FHA refi is allowed
Case Number	Standard case number required – if the Mortgage being paid off is not currently an FHA loan If loan is currently an FHA loan see other options	Refinance Authorization Required Refinance Credit Query is available prior to case number ordering and will provide the refinance credit amount	If loan being refinanced is not currently an FHA loan, a new case number is required If loan is a current FHA loan, refinance authorization is needed	Refinance Authorization Required Refinance Credit Query is available prior to case number ordering and will provide the refinance credit amount
Appraisal	Always required with a full interior/exterior inspection and pictures of all rooms, attic access, crawl space and mechanicals HUD statement must be on the appraisal: Home meets requirements of HUD 4000.1 (or acceptable variation)	Always required with a full interior/exterior inspection and pictures of all rooms, attic access, crawl space and mechanicals HUD statement must be on the appraisal: Home meets requirements of HUD 4000.1 (or acceptable variation)	If property has not been owned for 12 months, loan is not eligible for a C/O refi If property has been owned over 12 months, appraised value can be used.	Appraisal is not required
Termite Requirements	Termite certification is not required unless appraiser notes termite or pest damage			
New Construction end loan allowed?	Yes. FHA Specific New Construction documents must be provided to	No	No	No

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	underwriting. Please follow requirements for homes built in the most recent 12 months as a 10-year builder warranty may be required			
Occupancy	Primary Residence Only Borrower must prove property is currently occupied by them through standard loan documentation	Primary Residence Only Borrower must prove property is currently occupied by them through standard loan documentation	Primary Residence Only Borrower must prove property is currently occupied by them through standard loan documentation	Primary Residence Only Borrower must prove property is currently occupied by them through standard loan documentation
AUS	DU Only Findings must show an Approve/Eligible or a Refer/Eligible for submission to underwriting. Refer/Eligible will require manual guidelines to be met. Please see Manual Requirements Section	DU Only Findings must show an Approve/Eligible or a Refer/Eligible for submission to underwriting. Refer/Eligible will require manual guidelines to be met. Please see Manual Requirements Section	DU Only Findings must show an Approve/Eligible or a Refer/Eligible for submission to underwriting. Refer/Eligible will require manual guidelines to be met. Please see Manual Requirements Section	No Findings Do Not Run AUS as a Streamline is a Manual Underwrite
Non-Owner Occupant Borrower	Allowed Must be listed as a Borrower in the system and not a Co-Borrower. May only be used to improve ratios and assets. FHA will not use this borrower type to improve the credit quality of the file	Allowed	Not Allowed	Not Allowed unless already on the current FHA loan.
Removal/Addition of any Current Borrowers	Allowed	Allowed	Allowed	Removal of current borrowers is Not Allowed, must use one of the other

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	Must receive an Approve/Eligible or Refer/Eligible	Must receive an Approve/Eligible or Refer/Eligible	Must receive an Approve/Eligible or Refer/Eligible	options and complete a full qualification loan type Addition of Individuals to title and mortgage are allowed without a creditworthiness review
Application	Full 1003 is required Application must be taken and signed by borrower prior to ordering a new case number or refi authorization	Full 1003 is required Application must be taken and signed by borrower prior to ordering a new case number or refi authorization	Full 1003 is required Application must be taken and signed by borrower prior to ordering a new case number or refi authorization	Sections that should not be completed are: V. Income 2 years is still required VI. Assets Only show enough assets to satisfy cash to close, if applicable VI. Liabilities Only list the mortgages Application must be taken and signed by borrower prior to ordering a new case number or refi authorization
Ratios	Approve/Eligible – ratios determined by AUS, not to exceed 55% Refer/Eligible – ratios capped at 31/43 for manual underwrite See regular FHA Matrix for guidelines on higher ratio allowances on manual underwriting	Approve/Eligible – ratios determined by AUS, not to exceed 55% Refer/Eligible – ratios capped at 31/43 for manual underwrite See regular FHA Matrix for guidelines on higher ratio allowances on manual underwriting	Approve/Eligible – ratios determined by AUS, not to exceed 55% Refer/Eligible – ratios capped at 31/43 for manual underwrite See regular FHA Matrix for guidelines on higher ratio allowances on manual underwriting	Ratios not calculated on this product
Credit Reports	Full credit report required	Full credit report required	Full credit report required	Mortgage Only credit report with scores is required

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	Approve/Eligible – provides credit acceptance Refer/Eligible – manual credit guidelines must be met. 0X30 in past 12 months and no more than 2X30 in previous 24 months	Approve/Eligible – provides credit acceptance Refer/Eligible – manual credit guidelines must be met. 0X30 in past 12 months and no more than 2X30 in previous 24 months	Approve/Eligible – provides credit acceptance Refer/Eligible – manual credit guidelines must be met. 0X30 in past 12 months and no more than 2X30 in previous 24 months	No mortgage delinquencies within the past 12 months
What can be included in loan?	<ul style="list-style-type: none"> • Mortgage(s) & Liens that show on title • Closing costs • Prepays • UFMIP Cash back to borrower cannot exceed \$500	<ul style="list-style-type: none"> • FHA Mortgage loan • Closing Costs • Prepays • UFMIP Cash back to borrower cannot exceed \$500	<ul style="list-style-type: none"> • Mortgage & Liens • Other Debt • Cash to borrower • UFMIP • Closing Costs • Prepays 	<ul style="list-style-type: none"> • FHA Mortgage loan • UFMIP Cash back to borrower is not allowed
Net Tangible Benefit	Benefit to the borrower must exist	Benefit to the borrower must exist		See matrix for specific Net Tangible Benefits located in Refinance Section