

Shelsie Crawford

From: Wayne Pierce
Sent: Monday, December 27, 2021 7:45 AM
To: Sales
Cc: Mortgage Support Center
Subject: Streamline Refinances

Good morning. There are several updates to net tangible benefits and seasoning requirements for Streamline Refinances. Please check the guidelines for the current requirements. If you have questions please check with Mortgage Support and they can advise on any specific questions. An example of one update is below. Please check each situation individually to make sure you meet the current guidelines.

Net Tangible Benefit of FHA Streamline Refinances	
Current Requirements	NEW Requirements
NTB may also be met when all of the following are met: • The loan term is reduced, and ◦ <u>Non Delegated: The remaining unpaid mortgage term is reduced by a minimum of one year</u> • On a Fixed Rate to Fixed Rate: the new combined interest rate* is below the prior combined interest rate, or On an ARM to a Fixed Rate: the new combined interest rate is no more than two percentage points above the prior combined rate, and • The combined PI+MIP <i>payment</i> of the new mortgage does not exceed the combined PI+MIP of the refinanced mortgage by more than \$50.00	NTB may also be met when all of the following are met: • <i>The remaining unpaid mortgage term is reduced by a minimum of three years</i> , and • On a Fixed Rate to Fixed Rate: the new combined interest rate* is below the prior combined interest rate, or On an ARM to a Fixed Rate: the new combined interest rate is no more than two percentage points above the prior combined rate, and • The combined PI+MIP <i>payment</i> of the new mortgage does not exceed the combined PI+MIP of the refinanced mortgage by more than \$50.00

*The term combined interest rate refers to the interest rate on the mortgage plus the mortgage insurance premium (MIP) rate.

Thanks,

Wayne Pierce
Operations Manager
NMLS #1487019
www.fsbtpo.com
815-676-0987 Direct Office
815-676-0990 Office
815-901-7148 Cell

