

theLender – theNada Matrix

FHA 203 (b)

theNada:

Transaction	FICO	Number of Units	Maximum LTV	Maximum CLTV
Primary Residence – Owner Occupied				
Purchase	680	1-2	96.50%	100%

Upfront Mortgage Insurance Premium (UFMIP)

All Mortgages: 175 Basis Points (bps) (1.75%) of the Base Loan Amount.

Mortgage Term of More Than 15 Years

Base Loan Amount	LTV	MIP (bps)	Duration
Less than or equal to \$726,200	≤ 90.00%	50	11 years
	> 90.00% but ≤ 95.00%	50	Mortgage term
	> 95.00%	55	Mortgage term
Greater than \$726,200	≤ 90.00%	70	11 years
	> 90.00% but ≤ 95.00%	70	Mortgage term
	> 95.00%	75	Mortgage term

Mortgage Term of Less than or Equal to 15 Years

Base Loan Amount	LTV	MIP (bps)	Duration
Less than or equal to \$726,200	≤ 90.00%	15	11 years
	> 90.00%	40	Mortgage term
Greater than \$726,200	≤ 78.00%	15	11 years
	> 78.00% but ≤ 90.00%	40	11 years
	> 90.00%	65	Mortgage term

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Topic	Guideline
Guidelines	HUD 4000.1 Guidelines: https://www.hud.gov/program_offices/housing/sfh/handbook_4000-1
Loan Limits	FHA Mortgage Limits <ul style="list-style-type: none"> https://entp.hud.gov/idapp/html/hicostlook.cfm
Maximum Loan Amount	<ul style="list-style-type: none"> Per FHA County Limits
Minimum Loan Amount	<ul style="list-style-type: none"> Minimum Loan amount \$50,000
4506 Transcripts	<ul style="list-style-type: none"> Transcripts are required per income documentation type included in the loan file.
AUS System	<ul style="list-style-type: none"> DU or LPA Approve Eligible Only
Bankruptcy	All bankruptcies (7 & 13) must be discharged for 24 months preceding the case assignment date During this time, Borrower must have re-established good credit.
Borrower Eligibility	<ul style="list-style-type: none"> No first-time homebuyer requirement. Borrower must occupy the residence as their primary residence within (60) days of closing). Borrowers may have ownership in other property at time of closing Non-occupant co-borrowers allowed
Building on Own Land	<ul style="list-style-type: none"> Not Allowed
Compliance	<ul style="list-style-type: none"> The loan file must contain a clear compliance cert on both the 1st and 2nd mortgages
Condominium	<ul style="list-style-type: none"> Must be in an FHA HRAP approved project Manufactured homes located in Condominium projects – Not Allowed
Credit Score	<ul style="list-style-type: none"> Minimum credit score of: 680 Each borrower must have a minimum of one credit score.
DACA Borrowers	<ul style="list-style-type: none"> Allowed
Deed Restrictions	<ul style="list-style-type: none"> Age related restrictions only. All other deed restrictions are ineligible.
DPA	DPA Amount: <ul style="list-style-type: none"> Up to 3.5% of the Sales Price or Appraised Value (lesser of). Proceeds may be used for down payment and/or closing costs; 10-year community second – 2% above the note rate No cash back to borrower
DTI	<ul style="list-style-type: none"> Per the AUS
Escrow / Impounds	<ul style="list-style-type: none"> Required: Waivers are not allowed.
Escrow Holdbacks / Repair Escrows	<ul style="list-style-type: none"> Not Allowed
Gift Funds	<ul style="list-style-type: none"> Cash on hand is not an acceptable source of donor gift funds.
Geographic Restrictions	<ul style="list-style-type: none"> Not available in the state of Washington or Massachusetts South Carolina <ul style="list-style-type: none"> Minimum \$5,000 loan amount on the 2nd TD
Homebuyer Education	<ul style="list-style-type: none"> At least one borrower must receive housing counseling from a HUD approved non-profit housing counseling agency https://apps.hud.gov/offices/hsg/sfh/hcc/hcs.cfm
Identity-of-Interest Transactions	An Identity-of-Interest transaction is a sale between parties with an existing business relationship or between family members. <ul style="list-style-type: none"> The maximum LTV percentage for Identity-of-Interest transactions on purchase transactions is limited to 85%.

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	<ul style="list-style-type: none"> The maximum LTV percentage for a transaction where a tenant-landlord relationship exists at the time of sales contract execution is restricted to 85%. <p>The 85% LTV restriction may be exceeded if the borrower purchases as their principal residence:</p> <ul style="list-style-type: none"> The principal residence of another family member; or A property owned by a family member where the borrower has been a tenant for at least six months immediately predating the sales contract. An employee of a builder who is not a family member purchases one of the builder's new houses or models as a principal residence; or The current tenant purchases the property where the tenant has rented the property for at least six months immediately predating the sales contract.
Income	<ul style="list-style-type: none"> Follow agency guidelines.
Ineligible Programs	<p>The following programs are not eligible:</p> <ul style="list-style-type: none"> 203(h) Disaster Victims 203(k) Rehabilitation Program 235 Refinance of Borrowers in Negative Equity Positions 247 Hawaiian Homelands 248 Indian Lands Energy Efficient Mortgage Program (EEM) FHA Assumption Program Good Neighbor/Officer Next Door Graduated Payment Program Growing Equity Mortgages Housing Authority Subsidies Loans to Non-Profit Organizations Short Refinances
Ineligible Properties	<p>The following property types are not eligible:</p> <ul style="list-style-type: none"> Assisted Living Properties Bed and Breakfast Establishments Boarding Houses Commercial Properties Condotels, Motels or Hotels Co-ops Fraternity or Sorority Houses Hawaii Properties in Lava Zones 1 and 2 Houseboats Log or Dome Homes Mobile Homes Native American Indian Trust Lands Newly Constructed Properties Located in Military Airfield Accident Prone Zone 1 Private Clubs Properties with Condition/Quality Ratings of C5, C6, or Q6 Properties Contaminated by Methamphetamine Production or Use Properties with More than One Accessory Dwelling Properties Located within 75 Feet of an Operating/Proposed Gas or Oil Well Properties Located within 10 Feet of a Pipeline Easement or High-Pressure Gas Line Properties Located within 300 Feet of Above/Below Ground Stationary Storage Tanks Containing more than 1000 Gallons of Explosive/Flammable Fuel (Includes Gas Stations) Properties Located in Coastal Barrier Resources Systems (CBRS) Properties that do not meet FHA MPR/MPS. Timeshares Vacation Homes Working Farms and Ranches
Land Trusts	<ul style="list-style-type: none"> Not Eligible
Manufactured Homes	<ul style="list-style-type: none"> Eligible – Doublewides only
Manual Underwriting	<ul style="list-style-type: none"> Not allowed

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Mixed Use Properties	<ul style="list-style-type: none"> Not allowed
Non-Occupant Co-Borrower	<ul style="list-style-type: none"> 75% Maximum LTV on 1-4 units unless the non-occupant co-borrower is a family member as defined by FHA Rental income may not be used to qualify Not allowed for qualifying purposes on cash-out refinance transactions The non-occupant co-borrower must take title to the property and sign the Note and deed of trust/mortgage The non-occupant co-borrower must have a principal residence in the United States or be a U.S. citizen
Non-Traditional Credit	<ul style="list-style-type: none"> Not Eligible
Number of Borrowers	<ul style="list-style-type: none"> There can be no more than 4 borrowers per loan
PACE (HERO) Programs	<ul style="list-style-type: none"> Not Eligible
Projected Income	<ul style="list-style-type: none"> Not allowed
Refinance Seasoning Requirements	<p>Prior to case number assignment:</p> <ul style="list-style-type: none"> Six (6) consecutive monthly payments must be made on the subject property being refinanced Six (6) months must have passed since the first payment due date of the subject property Minimum of 210 days must have passed since the closing date of the subject property.
Refinance Value Requirements	<p>For properties acquired by the borrower within 12 months of the case number assignment date the appraised value is the lesser of:</p> <ul style="list-style-type: none"> The borrower's purchase price plus any documented improvements made after the purchase; or The appraised value. <p>Properties acquired by the borrower within 12 months of the case number assignment by inheritance or through a gift from a family member may use the appraised value.</p>
Sales Contracts	<ul style="list-style-type: none"> Assigned Sales Contracts - Not Allowed
Section 8 Voucher	<ul style="list-style-type: none"> Not Allowed
Tax Returns	<ul style="list-style-type: none"> Amended tax returns that increase the borrower's income – Not Allowed When the tax return reflects monies are owed to the IRS for the most recent tax year, evidence of payment to the IRS is required.
Temporary Buy Downs	<ul style="list-style-type: none"> Not Allowed
Texas 50(a)(6)	<ul style="list-style-type: none"> Not Allowed
Unpermitted Additions	<p>Acceptable Unpermitted Property Additions:</p> <ul style="list-style-type: none"> The addition complies with all FHA guidelines The addition does not result in a change in the number of units The appraiser has no reason to believe the addition would not pass inspection for a permit.