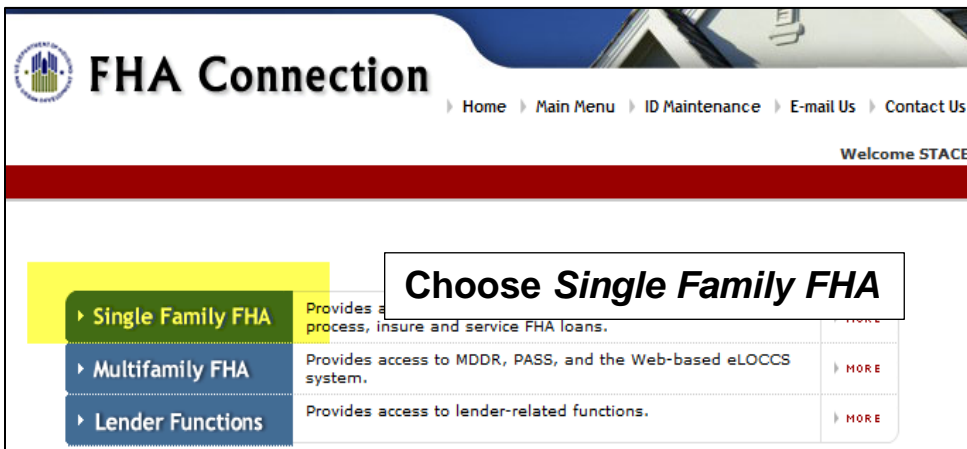
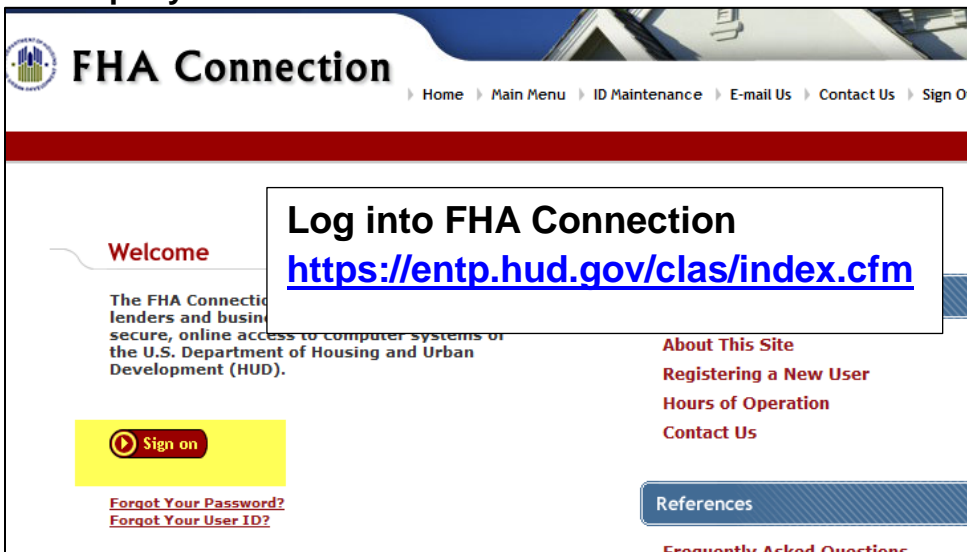


How to Pull a Refinance Credit Query From FHA Connection for Proposed FHA Refinance

A **Refinance Credit Query** can be used to determine the amount of MIP credit that will be due to the new loan on an FHA to FHA refinance. It will also provide the endorsement date for the current FHA-insured case for purposes of determining if the borrower is eligible for the significant reduced MI premiums available cases endorsed prior to 06/01/2009.

- You must have a user id and password for FHA Connection to request this query.
- You must have the FHA case number for the existing FHA-insured mortgage for this query.



FHA Connection | Home | Main Menu | ID Maintenance | E-mail Us | Co

Single Family FHA

Single Family FHA Business

Choose Single Family Origination

Single Family Origination

Single Family Servicing

Property Improvement/Manufactured Housing

Neighborhood Watch

Physical Assessment

Mortgagee Letters

Friday, May 02, 2014

Tuesday, December 30, 2014

Friday, October 17, 2014

FHA Connection | Home | Main Menu | ID Maintenance | E-mail Us

Single Family FHA | Single Family Origination

Single Family Origination

Case Processing

Appraiser Review Functions

Underwriter Review Functions

HECM Counseling Functions

Condominium Functions

FHA Approval Lists

Origination Reports

Upfront Premium Collection

Choose Case Processing

FHA Connection | Home | Main Menu | ID Maintenance | E-mail Us | Conta

Single Family FHA | Single Family Origination | Case Processing

Case Processing

- Case Number Assignment
- Appraisal Logging
- Insurance Application
- HECM Insurance Application
- Borrower/Address Change
- CAIVRS Authorization
- Case Query
- Case Transfer
- Conditional Commitment
- EEM Calculator
- Electronic Binder Additions Upload
- Electronic Case Binder Upload
- Escrow Closeout
- Firm Commitment
- HECM Referral
- Inspector Assignment
- MIC/NOR List
- MIP Calculator
- Mortgage Credit Reject
- Mortgage Insurance Certificate
- Notice of Return
- Post-endorsement Borrower SSN Correction
- Refinance Authorization
- Refinance Credit Query
- Secondary Financing

Processing a Mortgage for FHA Insurance

What I Need to Know

Binder Selection

Choose Refinance Credit Query

Refinance Credit Query

FHA Case Number:
 Projected Closing Date: 03 / 25 / 15

Send Reset

Enter the existing **FHA case number** for the FHA-insured mortgage that will be paid off with the proposed refinance and the **projected closing date** of the new refinance and click **send**.

Note- We've blurred the case number in this example for privacy reasons

The Query result gives you a number of important pieces of information you can use in refinance situations:

(Note- we've blurred the case number in this example for privacy reasons)

FHA Connection

Home > Main Menu > ID Maintenance > E-mail Us > Contact Us > Sign Off

Welcome STACEY SPRAIN

Single Family FHA > Single Family Origination > Case Processing > Refinance Credit Query

Refinance Credit Query Results

FHA Case Number: 052-7685490
 Projected Closing Date: 03/25/15
 Pricing LTV: N/A

Term:	Upfront MIP Factor:	Annual MIP Factor:
180	1.750 %	TBD
360	1.750 %	TBD

Note: MIP factors valid only for streamline refinance cases

* Refinance Credit Query *	
Computed Premium:	\$5,713.75
Original Mortgage Amt:	\$332,213
Old Term (in months):	360
New Closing Month:	03/15
Period of Insurance:	7
Refund UFMIP Factor (%):	.68000
UFMIP Earned by HUD:	\$1,828.40
Unearned UFMIP:	\$3,885.35
Unpaid Balance:	\$329,252

If the refinance closes in March, the MIP credit will be \$3885.35 on the new loan as long as the new MIP is at least or greater than that amount

If the loan closes in April, the MIP credit will be \$3771.08 on the new loan as long as the new MIP is at least or greater than that amount

Original Property Value:	\$345,000
Original Closing Date:	08/12/14
Original Endorsement Date:	09/08/14
New Closing Month:	04/15
Period of Insurance:	8
Refund UFMIP Factor (%):	.66000
UFMIP Earned by HUD:	\$1,942.67
Unearned UFMIP:	\$3,771.08
Unpaid Balance:	\$326,022

The endorsement date of the existing FHA-insured mortgage is reflected so that you can tell whether or not the borrower is eligible for the reduced streamline MIP that is offered to borrowers whose existing mortgage was endorsed prior to 6/01/2009.

In this case, the borrower would not be eligible for the .01 UFMIP and .55 annual MI rates.