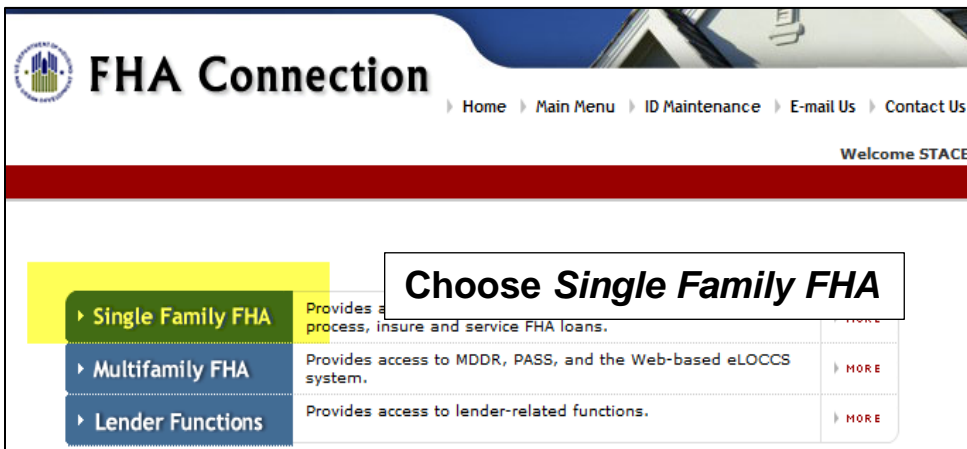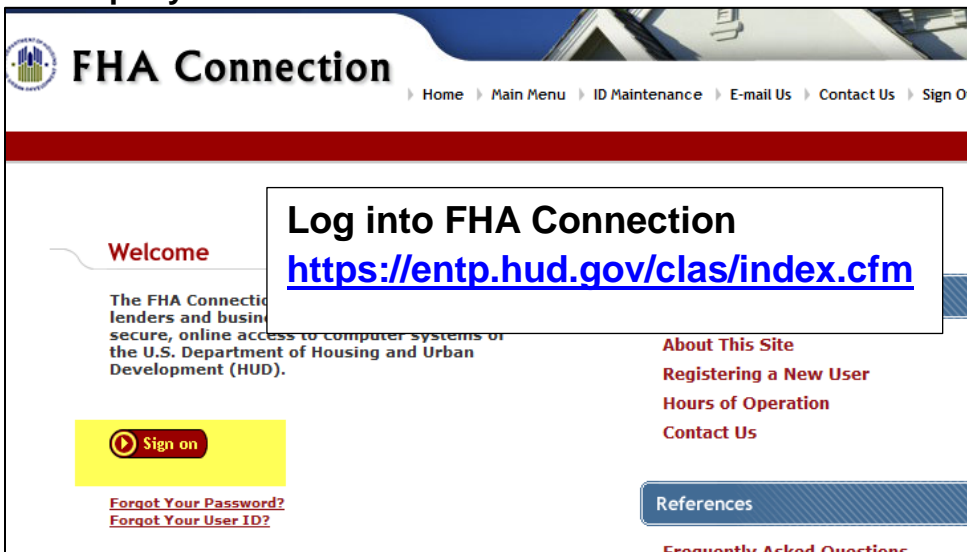# How to Pull a Refinance Credit Query
From FHA Connection for Proposed FHA Refinance

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.**

Log into FHA Connection
https://entp.hud.gov/clas/index.cfm

Choose *Single Family FHA*

Choose *Single Family Origination*

Choose *Case Processing*

Choose *Refinance Credit Query*

Credit Policy/sms
01/15/2015

FHA Connection

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Single Family FHA | **Single Family Origination** ▸ **Case Processing** ▸ Re...

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

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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)

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Welcome STACEY SPRAIN

Single Family FHA | **Single Family Origination** ▸ **Case Processing** ▸ **Refinance Credit Query**

Refinance Credit Query Results

Help Links   ?

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

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 <u>would not</u> be eligible for the .01 UFMIP and .55 annual MI rates.

* 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	

Original Property Value:	$345,000
Original Closing Date:	08/12/14
Original Endorsement Date:	09/08/14
	04/15
	8
	.66000
	$1,942.67
	$3,771.08
	$328,822

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