

# FHA No Cash-Out Refinance Maximum Base Mortgage Worksheet

Effective for cases numbers assigned on and after 9/14/2015 per HUD Handbook 4000.1

**Maximum allowable base loan amount calculation is the lowest of calculation**

**(A), (B), or (C) below**

<b>(A)</b>	Max loan amount for county or MSA per HUD website: <a href="#">FHA Mortgage Limits</a>	\$
<b>OR</b>		
<b>Complete <u>ONLY ONE</u> of the following scenarios that is relevant to the transaction.</b>		
<b>(B)</b>	1. Enter the <i>adjusted value</i> * \$_____ multiplied by 97.75% For principal residences that have been owner-occupied for previous 12 months, or owner-occupied since acquisition if acquired < 12 months, at case # assignment; <b>OR</b>	\$
	2. Enter the <i>adjusted value</i> * \$_____ multiplied by 85% For borrowers who have owned their property for more than 12 months and have not occupied the property as a primary residence for the last 12 months or for borrowers who have owned their property for less than 12 months and have not owner-occupied the property for the entire time of ownership; <b>OR</b>	\$
	3. Enter the <i>adjusted value</i> * \$_____ multiplied by 85% For all HUD-Approved Secondary Residences.	\$
	Applicable Calculation for Seasoning and Occupancy	\$
<b>*</b>	Adjusted value for properties acquired within 12 mos. of case # assignment is the lesser of 1) the borrower's purchase price, plus any documented improvements made subsequent to the purchase; <b>OR</b> 2) The property value. Adjusted value for properties acquired ≥ 12 mos. of case # assignment, inherited or gifted is the property value.	
<b>OR</b>		
<b>(C)</b>	<p>The sum of the existing debt and costs associated with the transaction, which includes:</p> <ol style="list-style-type: none"> <li>1. \$_____ The unpaid principal balance of the 1<sup>st</sup> mortgage as of the month prior to the mortgage disbursement and <b>existing debt</b> which includes but is not limited to: <ul style="list-style-type: none"> <li>Interest due on the existing Mortgage;</li> <li>any prepayment penalties assessed;</li> <li>late charges; and</li> <li>escrow shortages;</li> </ul> </li> <li>2. \$_____ + The unpaid principal balance of any purchase money junior mortgage as of the month prior to mortgage disbursement;</li> <li>3. \$_____ + The unpaid principal balance of any junior liens over 12 months old as of the date of mortgage disbursement. If any portion of the funds of an equity line of credit in excess of \$1000 was advanced within the past 12 months and was for purposes other than repairs and rehabilitation of the property, that portion above and beyond \$1,000 line of the line of credit is <i>not</i> eligible for inclusion in the new mortgage;</li> <li>4. \$_____ + Closing costs - allowed costs include all borrower paid costs associated with the new mortgage and reasonable discount points;</li> <li>5. \$_____ + Prepaid expenses - may include the per diem interest to the end of the month on the new loan, hazard insurance premium deposits, monthly mortgage insurance premiums, and any real estate tax deposits needed to establish the escrow account regardless whether Fairway is refinancing the existing loan is also the servicing lender for that mortgage;</li> <li>6. \$_____ + Borrower paid repairs required by the appraisal;</li> <li>7. \$_____ - The lower of the FHA to FHA MIP Credit from the Refinance Authorization or the new Up-Front MIP on the new loan. <i>The MIP credit cannot be greater than the new amount of UFMIP. (Note- This figure is only applicable if transaction is an FHA to FHA refinance)</i></li> </ol> <p style="text-align: right;"><b>= Total (#1 through #7)</b></p>	\$
<b>The lower of calculation (A), (B), or (C) is your maximum base loan amount. Enter that figure here (The UFMIP will then be added to the base mortgage shown here)</b>		\$