

# GMAC BANK WHOLESALE MORTGAGE LENDING FHA AND FHASECURE REFINANCE OPTIONS

STREAMLINE REFINANCE		RATE REDUCTION <b>INCLUDING FHASECURE</b> AND EQUITY REFINANCE									
ELIGIBILITY											
1. ELIGIBLE PROGRAMS	<ul style="list-style-type: none"> <li>FHA Fixed Rate Product</li> <li>FHA ARM Products</li> </ul>	<ul style="list-style-type: none"> <li>FHA Fixed Rate Product</li> <li>FHA ARM Products</li> </ul>									
2. CURRENT FIRST MORTGAGE ELIGIBILITY	<ul style="list-style-type: none"> <li>Existing <b>Endorsed</b> FHA Mortgages</li> <li>Loan must be current</li> </ul>	<ul style="list-style-type: none"> <li>Conventional Mortgages</li> <li>Conventional ARM or Interest only Products that have adjusted or reset and are now in arrears (refer to FHASecure Refinances under – Types of Financing and #6 – Calculating the Mortgage With a New Appraisal for details)</li> <li>FHA Mortgages</li> <li>FHA ARM Product</li> <li>VA Fixed Rate Product</li> </ul>									
3. LOAN AMOUNT/LTV LIMITS	<ul style="list-style-type: none"> <li>Maximum mortgage cannot exceed statutory limits for the area</li> <li>No CLTV limitation</li> <li>Refer to sections Calculating the Mortgage with a New Appraisal and Calculating the Mortgage without a New Appraisal</li> </ul>	<p><b>No-Cash-Out Refinances (Standard and FHASecure)</b></p> <ul style="list-style-type: none"> <li>Maximum mortgage amount cannot exceed statutory limit for the area <a href="https://entp.hud.gov/idapp/html/hicostlook.cfm">https://entp.hud.gov/idapp/html/hicostlook.cfm</a></li> <li>If the property was acquired less than one year prior to application and the loan is not an existing FHA loan, additional calculations will apply</li> <li>Refer to Section #6 Calculating the Mortgage With a New Appraisal</li> </ul> <p><b>Equity Refinance (Cash Out)</b></p> <ul style="list-style-type: none"> <li>Maximum LTV permitted to 95% subject to specific restrictions discussed below and in Sections 4 and 6 of this matrix.</li> </ul> <p>Equity Refinance (Cash out) LTV Limits</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Units</th> <th style="text-align: center;">LTV</th> <th style="text-align: center;">CLTV</th> </tr> </thead> <tbody> <tr> <td>1 &amp; 2</td> <td style="text-align: center;">95%<sup>1</sup></td> <td style="text-align: center;">NA</td> </tr> <tr> <td>3 &amp; 4</td> <td style="text-align: center;">85%</td> <td style="text-align: center;">85%</td> </tr> </tbody> </table> <ul style="list-style-type: none"> <li>Maximum mortgage amount cannot exceed the statutory limit for the area.</li> </ul> <p><sup>1</sup> Refer to #4 Types of Financing for all eligibility conditions.</p>	Units	LTV	CLTV	1 & 2	95% <sup>1</sup>	NA	3 & 4	85%	85%
Units	LTV	CLTV									
1 & 2	95% <sup>1</sup>	NA									
3 & 4	85%	85%									
4. TYPES OF FINANCING	<ul style="list-style-type: none"> <li>Streamline Refinance WITH Appraisal – No Credit Qualifying</li> <li>Streamline Refinance WITHOUT Appraisal – No Credit Qualifying</li> <li>Credit Qualifying Streamline Refinance WITH or WITHOUT Appraisal</li> </ul> <p><b>Streamline Refinance Without Appraisal</b> The following <b>streamline refinance transactions</b> may only be done <b>without</b> an appraisal:</p> <ul style="list-style-type: none"> <li>Officer Next Door/Teacher-Next-Door loan within the first three years after closing.</li> <li>Unit in a condo project that is withdrawn from FHA's approved list.</li> <li>Unit in a condo project that no longer meets the 51% owner occupancy requirement</li> </ul>	<p><b>No Cash-Out Refinances- (Standard)</b></p> <ul style="list-style-type: none"> <li>Existing first lien (unpaid principal balance <u>plus</u> accrued interest)</li> <li>Closing costs (with the exception of a tax service fee, an origination fee over 1% of the loan amount and all third party service fees must be charged using the actual cost of the service provided), prepaid expenses, discount points, minus MIP refund (if originally financed in the mortgage)</li> <li>May subordinate existing junior liens subject to LTV/CLTV limitation (Refer to HUD Handbook 4155.1 Rev 5</li> <li>One year seasoning from funding on all junior liens unless documentation is provided to verify the lien was incurred as part of acquisition or for home improvement of the subject property. <ul style="list-style-type: none"> <li>Regardless of the age of a HELOC, if draws in excess of \$1000 were advanced within the last 12 months for purposes other than repairs and rehabilitation of the subject property, the line of credit is not eligible for inclusion in the new mortgage.</li> </ul> </li> <li>New secondary financing is <b>not</b> permitted</li> </ul>									

# GMAC BANK WHOLESALE MORTGAGE LENDING FHA AND FHASECURE REFINANCE OPTIONS

STREAMLINE REFINANCE	RATE REDUCTION <b>INCLUDING FHASECURE</b> AND EQUITY REFINANCE
<b>ELIGIBILITY</b>	
	<ul style="list-style-type: none"> <li>• Premium pricing is permitted</li> <li>• Refer to Section #6 Calculating the Mortgage With a New Appraisal</li> <li>• The following guidelines pertain to rate/term refinances for properties located in Texas               <ul style="list-style-type: none"> <li>• Owner occupied properties only</li> <li>• If the first mortgage is subject to Texas Section 50(a)(6), FHA insured financing is not permitted. The loan is restricted to the Texas Refinance Product (conventional financing only)</li> <li>• If an existing second lien is subject to Texas Section 50(a)(6), the second lien may be subordinated and considered a rate and term refinance. A Subordination Agreement must be executed</li> <li>• If a Texas Section 50(a)(6) second lien is being paid off, FHA insured financing is not permitted. The loan is restricted to the Texas Refinance product (conventional financing)</li> <li>• The title policy will reference Texas Section 50(a)(6)</li> </ul> </li> </ul> <p><b>No Cash-Out Refinances – (FHASecure Program)</b></p> <ul style="list-style-type: none"> <li>• The mortgage being refinanced must be a conventional ARM or Interest Only product <b>that has adjusted or reset.</b></li> <li>• The new FHA mortgage must be a Fixed Rate or Adjustable Rate Mortgage.</li> <li>• The borrower's payment history on the conventional ARM must show that, prior to the rate adjustment of the mortgage, the borrower was current in making the monthly mortgage payments.</li> <li>• If there is sufficient equity in the home,, the new FHA loan may include missed mortgage payments, <b>provided</b> the <b>arrearages occurred after the interest rate adjustment.</b></li> <li>• Lenders must determine, as part of the underwriting process, that the adjustment of the conventional ARM monthly payments caused the mortgagor's inability to make the monthly payments and that the mortgagor has sufficient income and resources to make the monthly payments under the new FHA-insured refinancing mortgage.</li> </ul> <p><b>Subordinate Financing under the FHASecure Initiative:</b></p> <ul style="list-style-type: none"> <li>• New secondary financing is permitted.               <ul style="list-style-type: none"> <li>• If the new maximum FHA loan is not enough to pay off the existing first lien, closing costs and arrearages, proceeds from a Non-GMACB second mortgage may be used to pay the difference.</li> <li>• The combined amount of the FHASecure first mortgage and any subordinate lien may exceed the applicable FHA loan-to-value ratio and maximum mortgage amount for the county.</li> <li>• If payments on the second are required, they must be included in qualifying the borrower. If payments are deferred, they must be so for no less than 36 months in order not be considered in the qualifying ratios.</li> </ul> </li> </ul>

# GMAC BANK WHOLESALE MORTGAGE LENDING FHA AND FHASECURE REFINANCE OPTIONS

STREAMLINE REFINANCE	RATE REDUCTION <b>INCLUDING FHASECURE</b> AND EQUITY REFINANCE	
ELIGIBILITY		
		<p><b>Equity Refinances (Cash Out)</b></p> <ul style="list-style-type: none"> <li>• Term of new loan may be up to 30 years</li> <li>• Payment may increase without restrictions</li> <li>• May subordinate existing junior liens provided the <b><u>specific details outlined below (next page)</u></b>.</li> <li>• New secondary financing is <u>not</u> permitted</li> <li>• Premium pricing permitted</li> <li>• <u>Closing costs</u>, prepaid expenses and discount points <u>may not</u> be added to the appraised value or sales price to calculate the new maximum loan amount.</li> <li>• Equity Refinance is not permitted in Texas</li> </ul> <p><b>1 and 2 Unit properties with LTV &gt; 85% &lt;= 95% :</b></p> <ul style="list-style-type: none"> <li>• Property must be owned by the borrower for at least 12 months <b>preceding the date of Loan Application</b>. (Refer to #17 – Credit Report for additional restriction on seasoning of mortgage payments)</li> <li>• Obtain a copy of the Deed to verify date of ownership</li> <li>• May subordinate existing junior liens with <b><u>no CLTV limitation</u></b>, provided the homeowner qualifies for making scheduled payments on all liens.</li> </ul> <p><b>1-4 Unit Properties &lt;= 85% LTV:</b></p> <ul style="list-style-type: none"> <li>• No restriction on length of ownership or seasoning of mortgage payments <b>Except</b>; If the property was acquired less than one year prior to the date of Loan Application, the maximum loan amount must be calculated using the lesser of the appraised value <b>or</b> the original sales price.</li> <li>• Obtain a copy of the Deed to verify date of ownership</li> <li>• Obtain a copy of the HUD-1 to verify original sales price</li> <li>• May subordinate existing junior liens provided the <b><u>CLTV does not exceed 85%</u></b>.</li> </ul>
5. CALCULATING THE MORTGAGE AMOUNT WITHOUT A NEW APPRAISAL	<p><b>Streamline Refinance <u>Without</u> Appraisal - No Credit Qualifying</b></p> <p><b>Primary Residence</b> The Base Mortgage Amount may <b>not exceed</b> the lesser of:</p> <p><b>Calculation 1</b> <u>Maximum Base Mortgage Using Original Loan Amount</u></p> <ul style="list-style-type: none"> <li>• The Original Loan Amount (Including Financed UFMIP)</li> </ul> <p><b>OR</b></p>	N/A

# GMAC BANK WHOLESALE MORTGAGE LENDING FHA AND FHASECURE REFINANCE OPTIONS

STREAMLINE REFINANCE	RATE REDUCTION <span style="background-color: yellow;">INCLUDING FHASECURE</span> AND EQUITY REFINANCE
ELIGIBILITY	
	<p><b>Calculation 2</b>  <u>Maximum Base Mortgage Using Cost of Payoff</u></p> <ul style="list-style-type: none"> <li>• Unpaid Principal Balance</li> <li>• <b>Minus</b> lesser of UFMIP refund or new UFMIP</li> <li>• <b>Plus</b> up to 1 month's interest</li> <li>• <b>Plus</b> allowable borrower-paid closing costs</li> <li>• <b>Plus</b> prepayment penalties</li> <li>• <b>Plus</b> reasonable discount points</li> <li>• <b>Plus</b> accrued late charges</li> <li>• <b>Plus</b> escrow shortages</li> <li>• <b>Plus</b> prepaid expenses such as:               <ul style="list-style-type: none"> <li>• Per diem interest on the new loan to the end of the month</li> <li>• Hazard insurance premium deposits needed to establish escrow account</li> <li>• Real Estate tax deposits needed to establish escrow account</li> <li>• One month Mortgage Insurance</li> </ul> </li> </ul> <p><b>Additional Requirements</b></p> <ul style="list-style-type: none"> <li>• Determine the LTV based on the lower of the original sales price or original <u>appraised value of the loan being refinanced</u>. This LTV calculation is required to determine if annual MIP is required on loans with 15 year terms or less <b>and</b> when the monthly MIP may be cancelled               <ul style="list-style-type: none"> <li>• For GM-GM refinance, contact GMAC Mortgage Servicing Division for the lower of the sales price or appraised value as reflected on GMAC Bank's system</li> <li>• For Non-GM-GM refinance, obtain sales price from original HUD-1</li> </ul> </li> <li>• Term of new mortgage is the lesser of 30 years or the un-expired term of the current mortgage plus 12 years.</li> <li>• New secondary financing <b>is not</b> permitted</li> <li>• May subordinate existing junior liens with no CLTV limitations</li> <li>• Delinquent interest may not be included in the loan amount</li> <li>• Maximum base mortgage cannot exceed statutory limits for area <u>except</u>:               <ul style="list-style-type: none"> <li>• A refinance of a GPM to Fixed Rate: The new base mortgage amount may exceed the statutory limit by the accrued negative amortization</li> </ul> </li> <li>• No cash back to borrower permitted (incidental minor adjustment at closing <b>not exceeding \$500.00</b> cash back is acceptable)</li> <li>• Refinance Authorization information must be obtained at Case Number Assignment directly from FHA Connection and a copy included in the loan file</li> <li>• Premium pricing permitted</li> </ul>
<p><b>6. CALCULATING THE MORTGAGE WITH A NEW</b></p>	<p><b>Streamline Refinance With Appraisal - No Credit Qualifying</b>      <b>No-Cash Out (Rate/Term) Refinances With Appraisal – Credit Qualifying</b></p>

# GMAC BANK WHOLESALE MORTGAGE LENDING FHA AND FHASECURE REFINANCE OPTIONS

STREAMLINE REFINANCE	RATE REDUCTION <span style="background-color: yellow;">INCLUDING FHASECURE</span> AND EQUITY REFINANCE
ELIGIBILITY	
<p><b>APPRAISAL</b></p> <ul style="list-style-type: none"> <li>The Base Mortgage Amount may not exceed the <b>lesser of the following two</b> calculations</li> </ul> <p><b>Calculation 1</b> <u>Base Mortgage Using Appraised Value</u></p> <ul style="list-style-type: none"> <li>Multiply Appraised Value (excluding any closing costs) by the appropriate percentage factor below</li> </ul> <p><u>If Property State Average Closing Costs are LOW</u></p> <ul style="list-style-type: none"> <li>98.75% if AV is \$50,000 or less</li> <li>97.65% if AV is more than \$50,000 up to \$125,000</li> <li>97.15% if AV is more than \$125,000</li> </ul> <p><u>If Property State Average Closing Costs are HIGH</u></p> <ul style="list-style-type: none"> <li>98.75% if AV is \$50,000 or less</li> <li>97.75% if AV is more than \$50,000</li> </ul> <p style="text-align: center;"><b>OR</b></p> <p><b>Calculation 2</b> <u>Base Mortgage Using Existing Loan Balance</u></p> <ul style="list-style-type: none"> <li>Unpaid Principal Balance</li> <li><b>Minus</b> lesser of UFMIP Refund or new UFMIP</li> <li><b>Plus</b> up to 1 month's interest</li> <li><b>Plus</b> allowable borrower- paid closing costs</li> <li><b>Plus</b> reasonable discount points</li> <li><b>Plus</b> prepayment penalties</li> <li><b>Plus</b> accrued late charges</li> <li><b>Plus</b> escrow shortages</li> <li><b>Plus</b> prepaid expenses <ul style="list-style-type: none"> <li>Per diem interest on the new loan to the end of the month</li> <li>Hazard insurance premium deposits needed to establish escrow account</li> <li>Real Estate Tax deposits needed to establish escrow account</li> <li>One month Mortgage Insurance</li> </ul> </li> </ul> <p><b>Additional Requirements</b></p> <ul style="list-style-type: none"> <li>Maximum Base Mortgage cannot exceed the statutory limits for the area</li> <li>For Non GM - GM refinances, the new loan amount may include an amount of tax and/or insurance deposit necessary to meet the next tax and/or insurance bills.</li> <li>Delinquent interest may not be included in loan amount</li> <li>May subordinate existing junior liens with no CLTV limitations</li> <li>New secondary financing not permitted</li> </ul>	<ul style="list-style-type: none"> <li>Refer to Section #4 Types of Financing for special restrictions on properties located in Texas</li> <li>Standard maximum mortgage calculations apply.</li> <li>FHA to FHA refinance - Refinance Authorization Information must be obtained at Case Number assignment directly from FHA Connection</li> <li>Delinquent interest may not be included in the loan amount.</li> </ul> <p><b>The new mortgage amount is the lesser of the following two calculations (Calculation 1A or 1B and Calculation 2)</b></p> <p><b>Calculation 1A</b> (For properties owned one year or more)</p> <ul style="list-style-type: none"> <li><u>Base Mortgage Using Appraised Value</u> <ul style="list-style-type: none"> <li>Multiply Appraised Value (<b>excluding any closing costs</b>) by the appropriate percentage factor below</li> </ul> </li> </ul> <p><u>If Property State Average Closing Cost are LOW</u></p> <ul style="list-style-type: none"> <li>98.75% if AV is \$50,000 or less</li> <li>97.65% if AV is more than \$50,000 up to \$125,000</li> <li>97.15% if AV is more than \$125,000</li> </ul> <p><u>If Property State Average Closing Cost are HIGH</u></p> <ul style="list-style-type: none"> <li>98.75% if AV is \$50,000 or less</li> <li>97.75% if AV is more than \$50,000</li> </ul> <p><b>Calculation 1B</b> (For Properties Owned Less Than One Year Prior To Application Date And Not Already FHA Insured (ex. Conventional or VA loan being refinanced to FHA loan <b>and</b> FHA loan not yet insured)</p> <ul style="list-style-type: none"> <li><u>Base Mortgage Calculation Using Lesser of Sales Price or Appraised Value</u> <ul style="list-style-type: none"> <li><b>Lesser</b> of Original Sales Price or Appraised Value</li> <li><b>Plus</b> Repairs (if applicable) paid after the purchase and documented in the file</li> <li><b>Multiplied</b> by the appropriate LTV factor</li> </ul> </li> </ul> <p><b>Or</b></p> <p><b>Calculation 2</b></p> <ul style="list-style-type: none"> <li><u>Base Mortgage Using Existing Loan Balance</u> <ul style="list-style-type: none"> <li>Unpaid Principal Balance</li> <li><b>Minus</b> lesser of UFMIP Refund or new UFMIP</li> <li><b>Plus</b> up to 1 month interest</li> <li><b>Plus</b> allowable borrower paid closing costs</li> <li><b>Plus</b> reasonable discount points</li> <li><b>Plus</b> prepayment penalties</li> <li><b>Plus</b> satisfaction of junior liens seasoned at least 1 year from funding, or used for the initial purchase or repair of the subject property <ul style="list-style-type: none"> <li>Regardless of the age of a HELOC, if draws in excess of \$1000 were advanced within the last 12 months for purposes other than repairs and rehabilitation of the subject property, the line of credit is not eligible for inclusion in the new</li> </ul> </li> </ul> </li> </ul>

# GMAC BANK WHOLESALE MORTGAGE LENDING FHA AND FHASECURE REFINANCE OPTIONS

STREAMLINE REFINANCE	RATE REDUCTION <b>INCLUDING FHASECURE</b> AND EQUITY REFINANCE
<b>ELIGIBILITY</b>	
<ul style="list-style-type: none"> <li>No cash back to borrower permitted except for minor adjustments at closing <b>not exceeding \$500.00</b> cash back.</li> <li>Refinance Authorization information must be obtained at Case Number Assignment directly from FHA Connection and included in the loan file</li> <li>Premium Pricing permitted</li> </ul>	<p style="text-align: center;">mortgage.</p> <ul style="list-style-type: none"> <li><b>Plus</b> repairs required by the appraiser, if any</li> <li><b>Plus</b> accrued late charges</li> <li><b>Plus</b> escrow shortages</li> <li><b>Plus</b> prepaid expenses                             <ul style="list-style-type: none"> <li>Per diem interest on the new loan to the end of the month</li> <li>Hazard insurance premium deposits needed to establish escrow account</li> <li>Real estate tax deposits needed to establish escrow account</li> <li>1 month Mortgage Insurance Premium</li> </ul> </li> </ul> <p><b>Calculating the Maximum Mortgage on FHASecure Refinances</b></p> <p>The maximum base mortgage calculation is the lower of the loan to value ratio or the existing debt calculation described below <b>and may not exceed the statutory limit for the area.</b></p> <p>The Base Mortgage may include:</p> <ul style="list-style-type: none"> <li>Unpaid Principal Balance<sup>1</sup></li> <li><b>Plus</b> up to 1 month interest<sup>1</sup></li> <li><b>Plus</b> allowable borrower paid closing costs</li> <li><b>Plus</b> reasonable discount points</li> <li><b>Plus</b> prepayment penalties</li> <li><b>Plus</b> satisfaction of junior liens seasoned at least 1 year from funding, or used for the initial purchase or repair of the subject property                             <ul style="list-style-type: none"> <li>Regardless of the age of a HELOC, if draws in excess of \$1000 were advanced within the last 12 months for purposes other than repairs and rehabilitation of the subject property, the line of credit is not eligible for inclusion in the new mortgage.</li> </ul> </li> <li><b>Plus</b> repairs required by the appraiser, if any</li> <li><b>Plus mortgage payment arrearages (PITI) provided the arrearages occurred after the interest rate adjustment</b></li> <li><b>Plus</b> accrued late charges</li> <li><b>Plus</b> escrow shortages</li> <li><b>Plus</b> prepaid expenses:                             <ul style="list-style-type: none"> <li>Per diem interest on the new loan to the end of the month</li> <li>Hazard insurance premium deposits needed to establish escrow account</li> <li>Real Estate Tax deposits needed to establish escrow account</li> <li>One month Mortgage Insurance</li> </ul> </li> </ul> <p><b>Equity Refinances (Cash Out)</b></p> <ul style="list-style-type: none"> <li>Refer to Special Restrictions Requirements section for all program restrictions</li> <li>Closing costs, prepaid expenses and discount points <b>may not</b> be included in calculating</li> </ul>

## GMAC BANK WHOLESALE MORTGAGE LENDING FHA AND FHASECURE REFINANCE OPTIONS

STREAMLINE REFINANCE	RATE REDUCTION <b>INCLUDING FHASECURE</b> AND EQUITY REFINANCE																		
ELIGIBILITY																			
	<p>the new loan amount.</p> <ul style="list-style-type: none"> <li>FHA to FHA refinance - Refinance Authorization Information must be obtained at Case Number Assignment directly from FHA Connection</li> </ul> <p><b>Base Mortgage Amount is calculated as follows</b></p> <p><b>Calculation 1A--(Properties Owned More Than One Year Prior To Application Date)</b></p> <ul style="list-style-type: none"> <li><u>Base Mortgage Calculation using Appraised Value</u> <ul style="list-style-type: none"> <li>Appraised Value</li> <li>Multiplied by the applicable LTV factor as described below:</li> </ul> </li> </ul> <p><u>Equity Refinance (Cash out) LTV Limits</u></p> <table style="margin-left: 20px;"> <thead> <tr> <th style="text-align: left;">Units</th> <th style="text-align: center;">LTV</th> <th style="text-align: center;">CLTV</th> </tr> </thead> <tbody> <tr> <td>1 &amp; 2</td> <td style="text-align: center;">95%<sup>1</sup></td> <td style="text-align: center;">NA</td> </tr> <tr> <td>3 &amp; 4</td> <td style="text-align: center;">85%</td> <td style="text-align: center;">85%</td> </tr> </tbody> </table> <p style="text-align: center;"><b>OR</b></p> <p><b>Calculation 1B--(Properties Owned Less Than One Year Prior To Application Date)</b></p> <ul style="list-style-type: none"> <li><u>Lesser</u> of appraised value <b>OR</b> the original sales price of the property <ul style="list-style-type: none"> <li>Multiplied by the applicable LTV factor as described below:</li> </ul> </li> </ul> <p><u>Equity Refinance (Cash out) LTV Limits</u></p> <table style="margin-left: 20px;"> <thead> <tr> <th style="text-align: left;">Units</th> <th style="text-align: center;">LTV</th> <th style="text-align: center;">CLTV</th> </tr> </thead> <tbody> <tr> <td>1 &amp; 2</td> <td style="text-align: center;">85%<sup>1</sup></td> <td style="text-align: center;">85%</td> </tr> <tr> <td>3 &amp; 4</td> <td style="text-align: center;">85%</td> <td style="text-align: center;">85%</td> </tr> </tbody> </table> <p><sup>1</sup> Refer to #4 Types of Financing for all eligibility conditions.</p>	Units	LTV	CLTV	1 & 2	95% <sup>1</sup>	NA	3 & 4	85%	85%	Units	LTV	CLTV	1 & 2	85% <sup>1</sup>	85%	3 & 4	85%	85%
Units	LTV	CLTV																	
1 & 2	95% <sup>1</sup>	NA																	
3 & 4	85%	85%																	
Units	LTV	CLTV																	
1 & 2	85% <sup>1</sup>	85%																	
3 & 4	85%	85%																	
<b>7. CREDIT QUALIFYING</b>	<p><b>Credit Qualifying Streamline Refinance</b></p> <ul style="list-style-type: none"> <li>May be done With or Without an appraisal</li> <li>All borrowers must credit qualify</li> <li>Refer to Employment/Income, Credit, Ratio Analysis and Appraisal for required documentation</li> </ul> <ul style="list-style-type: none"> <li>All borrowers must credit qualify</li> <li>Refer to Employment/Income, Credit, Ratio Analysis and Appraisal sections for required documentation</li> </ul>																		
<b>8. OCCUPANCY</b>	Primary Residence																		

## GMAC BANK WHOLESALE MORTGAGE LENDING FHA AND FHASECURE REFINANCE OPTIONS

STREAMLINE REFINANCE		RATE REDUCTION <b>INCLUDING FHASECURE</b> AND EQUITY REFINANCE		
ELIGIBILITY				
<b>9. PROPERTY TYPES</b>	<p><b>Eligible Properties</b></p> <ul style="list-style-type: none"> <li>• 1-4 units</li> <li>• PUDs</li> <li>• Modular Pre-Cut/Panelized housing</li> <li>• Manufactured homes</li> <li>• Condos               <ul style="list-style-type: none"> <li>• Verify the project continues to meet FHA 51% owner occupancy requirement, regardless of existing FHA project approved</li> <li>• A. Re-verify the project is on FHA's List of Approved Condos                   <ul style="list-style-type: none"> <li>• Provide printout from the FHA Connection showing Condo appears on the approved list.</li> </ul> </li> <li style="text-align: center;"><b>OR</b></li> <li>• B. Must be approved by the DE Underwriter according to FHA Spot Condo Approval guidelines                   <ul style="list-style-type: none"> <li>• Refer to the <b>Forms/Government-FHA/VA</b> page of Credit Policy's website for the required Spot Loan Condo Questionnaire and Checklist</li> <li>• If the condo project has been withdrawn from FHA's approved list or the 51% occupancy requirement cannot be met, the loan may be processed as a Streamline Refinance <u>Without</u> Appraisal</li> </ul> </li> </ul> </li> </ul> <p><b>Ineligible Properties</b></p> <ul style="list-style-type: none"> <li>• Co-ops</li> </ul>	<p><b>Eligible Properties</b></p> <ul style="list-style-type: none"> <li>• 1-4 units (Refer to Section #3 Loan Amount/LTV Limits and Section #4 Types of Financing for all Equity Refinance eligibility conditions.)</li> <li>• PUDs</li> <li>• Modular Pre-Cut/Panelized housing</li> <li>• Manufactured homes</li> <li>• Condos               <ul style="list-style-type: none"> <li>• Verify the project continues to meet FHA 51% owner occupancy requirement, regardless of existing FHA project approved</li> <li>• A. Re-verify the project is on FHA's List of Approved Condos                   <ul style="list-style-type: none"> <li>• Provide printout from the FHA Connection showing Condo appears on the approved list.</li> </ul> </li> <li style="text-align: center;"><b>OR</b></li> <li>• B. Must be approved by the DE Underwriter according to FHA Spot Condo Approval guidelines                   <ul style="list-style-type: none"> <li>• Refer to the <b>Forms/Government-FHA/VA</b> page of Credit Policy's website for the required Spot Loan Condo Questionnaire and Checklist</li> <li>• If the condo project has been withdrawn from FHA's approved list or the 51% occupancy requirement cannot be met, the loan may be processed as a Streamline Refinance <u>Without</u> Appraisal</li> </ul> </li> </ul> </li> </ul> <p><b>Ineligible Properties</b></p> <ul style="list-style-type: none"> <li>• Co-ops</li> </ul>		
<b>10. UNDERWRITING</b>	<ul style="list-style-type: none"> <li>• Loan must be underwritten by a DE Underwriter employed by GMAC Bank or by a GMAC Bank FHA Delegated Lender</li> <li>• Loans are not eligible for submission to AUS, unless processing as a Credit Qualifying Streamline Refinance</li> </ul>	<ul style="list-style-type: none"> <li>• Loan must be underwritten by a DE Underwriter employed by GMAC Bank or by a GMAC Bank FHA Delegated Lender</li> <li>• Loans are eligible for submission to AUS</li> </ul>		
<b>11. RATIO REQUIREMENTS</b>	<p><b>Credit Qualifying Streamline Refinances</b></p> <ul style="list-style-type: none"> <li>• AUS Approved loans - Ratios evaluated by AUS</li> <li>• AUS Refer and manual underwriting - Ratios 31% / 43%</li> </ul>	<p><b>Ratios</b></p> <ul style="list-style-type: none"> <li>• AUS Approved loans - Ratios evaluated by AUS</li> <li>• AUS Refer loans - Ratios 31% / 43%</li> </ul>		

# GMAC BANK WHOLESALE MORTGAGE LENDING

## FHA AND FHASECURE REFINANCE OPTIONS

STREAMLINE REFINANCE	RATE REDUCTION <b>INCLUDING FHASECURE</b> AND EQUITY REFINANCE
----------------------	--

### ELIGIBILITY

**12. SPECIAL RESTRICTIONS/ REQUIREMENTS**

**Payment Increase**

- Permitted **ONLY** if refinancing from a 30 year term to a shorter term subject to the following restrictions:
  - **The P&I** payment on the new loan may not be increasing by more than 20%
  - **If the P&I payment increases by more than 20%, the loan must be processed as a Credit Qualifying Streamline Refinance.**

<b>Example One</b>	
<b>Existing Loan (30 Yr. Term):</b>	
Total Monthly Mtg. Payment: \$1186.17	
Principal & Interest (P&I)	<u>\$986.17</u>
<b>New Loan (15 Yr. Term)</b>	
Total Monthly Mtg. Payment: \$1485.00	
Principal & Interest (P&I)	<u>\$1183.40</u>
Payment increase = \$1183.40 minus \$986.17 = <u>\$197.23</u>	
Percentage Increase = \$197 divided by \$986.17 = 20%	
In this scenario, the loan meets the requirements for payment increase and may proceed as a <b>Non-Credit Qualifying Streamline Refinance.</b>	
<hr/>	
<b>Example Two</b>	
<b>Existing Loan (30 Yr. Term):</b>	
Total Monthly Mtg. Payment: \$1186.17	
Principal & Interest (P&I)	<u>\$986.17</u>
<b>New Loan (15 Yr. Term)</b>	
Total Monthly Mtg. Payment: \$1560.00	
Principal & Interest (P&I)	<u>\$1210.52</u>
Payment increase = \$1210.52 minus \$986.17 = <u>\$224.35</u>	
Percentage Increase = \$224.35 divided by \$986.17 = 23%	
In this scenario, the loan does not meet the requirements for payment increase. To proceed as a Streamline Refinance, the Credit Qualifying Streamline Refinance option must be used.	

**Fixed Rate to One Year ARM:**

- May be done with or without and appraisal
- Owner occupied, primary residence only
- The interest rate of the **new** mortgage must be at least two percent **below** the interest rate of the existing mortgage (**owner occupied only**)
  - If not met, process loan as a Credit Qualifying Streamline

**Fixed Rate / ARM / Hybrid ARM to Hybrid Arm**

- The streamline refinance must result in an immediate payment reduction to be eligible
- Primary residences only

All other Streamline refinance guidelines remain the same

**Additional Requirements for Equity Refinances (Cash Out)**

- Borrowers may be deleted
- **Adding Co-borrowers**
  - All borrowers **must occupy** subject property
  - May add a co-borrower or co-signer provided he/she occupies the subject property as his/her primary residence.
  - The addition of an occupant-borrower is **not** limited to the **original** borrower's spouse. However, the additional borrower must occupy the property as his or her primary residence. (i.e. son/daughter of **original** borrower)
  - The **original** borrower / property owner must be in title for a minimum of 12 months and must also be on the original note and mortgage. **There are no exceptions.**
  - An additional occupant-borrower may be added at any time after the original borrower purchases the property, up to and including the closing of the new loan. (The **original** borrower must always meet the 12 month requirement for title and mortgage. The new occupant-borrower does not have to meet this requirement.)
- **Non-Occupying Co-borrowers**
  - Permitted only if the non-occupant co-borrower has been in title and on the mortgage note as a non-occupant co-borrower since the original financing of the FHA purchase mortgage
- No non-profit organizations
- Not permitted in Texas
- Borrowers may be deleted

**Underwriting HUD Employee Loans**

- If the applicant is an employee of HUD or a member of a HUD-employee's household (spouse, parent or child), the application must be submitted to the Homeownership Center for prior approval processing
  - This does not apply to Streamline refinances
- The case number **must** be ordered via the FHA Connection as "**HUD Processed**" by entering "**203**" as the **Section of the Act**
- The DE Underwriter employed by GMAC Bank or the GMAC Bank Delegated Lender should first review the loan file and make but not issue a decision
- The DE Underwriter employed by GMAC Bank or the GMAC Bank Delegated Lender should then package the credit file including the appraisal to the HOC in a bright colored binder marked "**HUD EMPLOYEE LOAN**"
- **DO NOT SEND ORIGINALS. HUD will not return the package**
- Copies must be stamped as "true and certified" copies of the originals
- Only the DE Underwriter indicated above is permitted to contact the HOC to discuss the case

# GMAC BANK WHOLESALE MORTGAGE LENDING FHA AND FHASECURE REFINANCE OPTIONS

STREAMLINE REFINANCE	RATE REDUCTION <span style="background-color: yellow;">INCLUDING FHASECURE</span> AND EQUITY REFINANCE
ELIGIBILITY	
<p><b>One Year ARM to Fixed Rate</b></p> <ul style="list-style-type: none"> <li>• Acceptable provided               <ul style="list-style-type: none"> <li>• The interest rate of the <u>new</u> fixed rate mortgage is no greater than two percent <b>above</b> the interest rate of the existing ARM</li> <li>• May be done with or without and appraisal                   <ul style="list-style-type: none"> <li>• If not met, borrower must credit qualify</li> </ul> </li> <li>• All mortgage payments must have been made <u>within the month due</u> for the past twelve months or for the life of loan</li> </ul> </li> </ul> <p>If the interest rate on the Fixed Rate mortgage will be lower than the existing rate of the ARM and the payment is decreasing, the restriction on mortgage payments made within the month due is not applicable</p> <p><b>Hybrid ARM (3 Year) to Fixed Rate</b></p> <ul style="list-style-type: none"> <li>• <b>May be done With or Without an appraisal</b></li> <li>• The Principal and Interest payment of the <u>new</u> fixed rate mortgage is no greater than 20 percent <b>above</b> the Principal and interest payment of the existing ARM. <b>If this condition is not met, the Credit Qualifying Streamline Refinance option must be used.</b></li> </ul> <p>All mortgage payments must have been made <u>within the month due</u> for the past twelve months or the period of time the mortgage has been in force, if less than 12 months.</p> <p>If the interest rate on the fixed rate mortgage will be lower than the existing rate of the ARM and the payment is decreasing, the restriction on mortgage payments made within the month due is not applicable</p> <p><b>ARM to ARM</b></p> <ul style="list-style-type: none"> <li>• Acceptable provided <b>BOTH</b> of the following requirements are met               <ul style="list-style-type: none"> <li>• The payment is reducing</li> <li>• The maximum interest rate (Note rate plus 5% life cap) of the new mortgage does not exceed the maximum interest rate (Note rate plus 5% life cap) of the existing mortgage</li> </ul> </li> </ul> <p><b>GPM to Fixed Rate</b></p> <ul style="list-style-type: none"> <li>• Acceptable provided               <ul style="list-style-type: none"> <li>• The new mortgage payment does not exceed the current mortgage payment</li> </ul> </li> </ul>	

## GMAC BANK WHOLESALE MORTGAGE LENDING FHA AND FHASECURE REFINANCE OPTIONS

STREAMLINE REFINANCE	RATE REDUCTION <b>INCLUDING FHASECURE</b> AND EQUITY REFINANCE	
ELIGIBILITY		
	<p><b>Deletion of Mortgagor</b></p> <ul style="list-style-type: none"> <li>Deletion of a borrower must be processed as a <u>Credit Qualifying Streamline Refinance</u> unless <b>one</b> of the following exists:               <ol style="list-style-type: none"> <li>The loan was <u>legally</u> assumed more than six months ago and the remaining borrower can document that he/she has made the mortgage payments solely during that time (6 months cancelled checks and copy of Quit Claim Deed)</li> </ol> </li> </ul>	
<b>13. EMPLOYMENT/INCOME</b>	<ul style="list-style-type: none"> <li>Required for Credit Qualifying Streamline Refinance               <ul style="list-style-type: none"> <li>Telephone Verification of Employment</li> <li>Most recent Pay stubs covering 30 consecutive days</li> <li>Two years W2s</li> <li>IRS form 4506T</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Verification of Employment</li> <li>Most recent pay stubs covering 30 consecutive days OR</li> <li>Telephone Verification of Employment</li> <li>Most recent pay stubs covering 30 consecutive days</li> <li>Two years W2s</li> <li>IRS Form 4506T</li> </ul>
<b>14. ASSETS</b>	<ul style="list-style-type: none"> <li>No asset verification required</li> </ul>	<ul style="list-style-type: none"> <li>The following is required if funds are needed to close               <ul style="list-style-type: none"> <li>Verification of Deposit</li> <li>Most recent bank statement OR</li> <li>Two months bank statements</li> </ul> </li> </ul>
<b>15. CREDIT REPORT</b>	<p><b>Non-Credit Qualifying Streamline Refinance</b></p> <ul style="list-style-type: none"> <li><u>Mortgage History Requirements</u> <ul style="list-style-type: none"> <li>Up to a 12 month or life of loan payment history via a credit report, cancelled checks, or VOM to reflect no more than 3X30 during the previous 12 months. Loans exceeding these requirements may only be approved due to documented extenuating circumstances. File must include a satisfactory explanation from the borrower AND third party documentation supporting the explanation. All loans must be current and may not include the financing of any past due interest payments.</li> </ul> </li> </ul> <p><b>Credit Qualifying Streamline Refinances</b></p> <ul style="list-style-type: none"> <li>Tri-merged in-file Credit Report to assess overall credit history</li> </ul>	<p><b>Mortgage History Requirements</b></p> <p><b>Rate/Term Refinance and Cash-Out Refinance to &lt;=85% LTV</b></p> <ul style="list-style-type: none"> <li>Loan must be current for the month due.</li> <li><b>For FHASecure refinance, mortgage payments may be past due.</b></li> <li>No mortgage payment may have been 30 days or more late within the past 12 months.</li> <li>Obtain up to a 12 month or life of loan payment history via Residential Mortgage Credit Report, Tri-merged in-file credit report, cancelled checks or VOM verifying payments are current with zero 30 day late payments during that period .</li> </ul> <p><b>Cash-Out Refinance of 1.&amp; 2 Unit Properties with LTV &gt; 85.% and &lt;=95% :</b></p> <ul style="list-style-type: none"> <li>Loan must be current for the month due.</li> <li>No mortgage payment may have been 30 days or more late within the past 12 months</li> <li>Obtain a <b>full</b> 12 month payment history via Residential Mortgage Credit Report, Tri-merged in-file credit report, cancelled checks or VOM verifying zero payments 30 or more days late ( <b>Note:</b> The ability to have a full 12 month payment history requires ownership for more than 12 months.</li> </ul>
<b>16. APPRAISAL REQUIREMENTS</b>	<p><b>Streamline Refinance With an Appraisal</b></p> <ul style="list-style-type: none"> <li>Inform the appraiser that the loan is a streamline refinance</li> <li>No termite certification is required unless appraiser notes a problem</li> <li>Lead based paint repairs must be completed prior to closing</li> </ul>	<ul style="list-style-type: none"> <li>A new appraisal is always required</li> <li>All property conditions must be satisfied prior to closing</li> <li><u>No termite certification is required unless appraiser notes a problem</u></li> </ul>

## GMAC BANK WHOLESALE MORTGAGE LENDING FHA AND FHASECURE REFINANCE OPTIONS

STREAMLINE REFINANCE	RATE REDUCTION <b>INCLUDING FHASECURE</b> AND EQUITY REFINANCE	
ELIGIBILITY		
	<ul style="list-style-type: none"> <li>If an appraisal is ordered but the borrower decides to proceed with a streamline without an appraisal, the appraisal may be voided</li> <li>If this is done, the case type in the FHA Connection <b>must be changed</b> to reflect that the case number is a streamline refinance without an appraisal</li> <li>DE Underwriter must make a notation on the MCAW indicating that it was in the borrower's best interest to proceed without an appraisal</li> </ul> <p><b>Streamline Refinance Without an Appraisal</b></p> <ul style="list-style-type: none"> <li><b>For primary residences in Kansas one of the following is required</b> <ul style="list-style-type: none"> <li>A tax assessor's statement of value</li> <li>Exterior Only appraisal (Form 2055)</li> </ul> </li> </ul>	
<b>17. ENGENIOUS ELIGIBILITY / REQUIREMENTS</b>	<ul style="list-style-type: none"> <li>Loans are not eligible for submission to <i>Engenious</i>.</li> </ul>	
<b>18. SPECIAL DOCUMENTATION REQUIREMENTS OR ENHANCEMENTS</b>	<ul style="list-style-type: none"> <li>Evidence of valid Social Security Number is required on all loans <ul style="list-style-type: none"> <li>For Non-credit Qualifying Streamlines, documentation such as a recent pay stub, W2, or passport, can be used (for validation purposes only).</li> </ul> </li> <li>Evidence of Refinance Authorization data and New Case Number Assignment obtained from FHA Connection (print screens and place in loan file)</li> <li>Check current <b>deed or title</b> to verify <b>all</b> current borrowers are listed as owners (one year ownership guideline may apply).</li> <li>Good Faith Estimate</li> <li>Evidence mortgage is current (screen print or mortgage history)</li> <li>URLA and signed HUD Addendum</li> <li>Mortgage Credit Analysis Worksheet signed by DE Underwriter</li> <li>FHA Maximum Mortgage Calculation Worksheet signed by DE Underwriter</li> <li>GSA and LDP, Procurement/Non-procurement lists must be checked</li> <li>CAIVRS check <b>is not</b> required</li> <li>Important Notice to Homebuyer (92900B)</li> <li>Informed Consumer Choice Disclosure Notice</li> <li>Flood Certificate</li> <li>Assumption Notice</li> <li>Copy of Existing HUD-1 for Non-GM to GM Refinance (Determine the amount of Upfront MIP paid, if any, and also verify existing FHA case number)</li> <li>Copy of Existing Note (Verify the current information from the note: Date of note, FHA case number, loan amount, interest rate, P&amp;I amount, and loan term. Also verify that borrowers and property are the same on current loan and on new loan application.)</li> <li>Refer to Special Requirements Section for adding and deleting borrowers.</li> </ul>	<ul style="list-style-type: none"> <li>Evidence of valid Social Security Number is required on all loans <ul style="list-style-type: none"> <li>Documentation such as recent pay stub, W2, passport or valid tax return can be used to validate the social security number.</li> </ul> </li> <li>Evidence of Refinance Authorization Number and New Case Number assignment Screens from FHA Connection (Print screens and place in loan file)</li> <li>Check current deed or title to verify <b>all</b> current borrowers listed as owners as one year ownership guideline may apply</li> <li>Evidence no change in name of street, zip code or re-zoning occurred since the last FHA transaction (Copy of NOTE or letter from municipality notifying borrower of address re-naming, etc)</li> <li>Good Faith Estimate</li> <li>URLA and signed HUD Addendum</li> <li>Mortgage Credit Analysis Worksheet signed by DE Underwriter</li> <li>FHA Maximum Mortgage Calculation Worksheet signed by DE Underwriter</li> <li>CAIVRS, GSA, LDP, Procurement/Non-procurement lists must be checked</li> <li>Important Notice to Homebuyer</li> <li>Informed Consumer Choice Disclosure Notice</li> <li>Flood Certificate</li> <li>Assumption Notice</li> </ul>

## GMAC BANK WHOLESALE MORTGAGE LENDING FHA AND FHASECURE REFINANCE OPTIONS

STREAMLINE REFINANCE	RATE REDUCTION INCLUDING FHASECURE AND EQUITY REFINANCE
ELIGIBILITY	
<b>19. PROPERTY STATES BY AVERAGE CLOSING COSTS</b>	<p><b>States with Low Average Closing Costs</b></p> <ul style="list-style-type: none"> <li>• Arizona Nevada</li> <li>• California Oregon</li> <li>• Colorado Utah</li> <li>• Guam Virgin Islands</li> <li>• Idaho Washington</li> <li>• Illinois Wisconsin</li> <li>• Indiana Wyoming</li> <li>• New Mexico</li> </ul> <p><b>States with High Average Closing Costs</b></p> <ul style="list-style-type: none"> <li>• Alabama Montana</li> <li>• Alaska North Carolina</li> <li>• Arkansas North Dakota</li> <li>• Connecticut Nebraska</li> <li>• District of Columbia New Hampshire</li> <li>• Delaware New Jersey</li> <li>• Florida New York</li> <li>• Georgia Ohio</li> <li>• Hawaii Oklahoma</li> <li>• Iowa Pennsylvania</li> <li>• Kansas Puerto Rico</li> <li>• Kentucky Rhode Island</li> <li>• Louisiana South Carolina</li> <li>• Massachusetts South Dakota</li> <li>• Maryland Tennessee</li> <li>• Maine Texas</li> <li>• Michigan Virginia</li> <li>• Missouri Vermont</li> <li>• Minnesota West Virginia</li> <li>• Mississippi</li> </ul>
<b>20. INTERNET LINKS</b>	<ul style="list-style-type: none"> <li>• To access FHA Mortgagee Letters, FHA HOC Letters or HUD Handbooks go to: <a href="http://www.hud.gov/fha/fharroom.html">http://www.hud.gov/fha/fharroom.html</a></li> </ul>



## GMAC BANK WHOLESALE MORTGAGE LENDING FHA AND FHA SECURE REFINANCE OPTIONS

### 21. MORTGAGE INSURANCE

ANNUAL (Mortgage Term "Greater" Than 15 Years) <sup>1,2</sup>			
UP-FRONT*	LTV	MONTHLY PREMIUM	YEARS
1.50%	89.99 & under	.50%	*
1.50%	90.00 - 95.00	.50%	*
1.50%	95.01 & over	.50%	*

\*Years will be determined when the loan balance equals 78%, provided the mortgagor has paid the monthly mortgage insurance premium for at least 5 years.

<sup>1</sup>**Streamline refinances of mortgages closed before July 1, 1991**, where the new mortgage will carry a term greater than 15 years, are subject to an Up-Front MIP of 1.50%, but are not subject to the monthly premium.

<sup>2</sup>**Streamline refinances of mortgages closed after July 1, 1991 and "Regular" refinances and "Cash-out" refinances must adhere to normal MIP premiums.** Monthly MIP will terminate when the LTV reaches 78% either by regular monthly amortization payments or additional prepayments, but not before a minimum of five years of monthly MIP payments are paid, regardless of initial LTV.

**Condominiums**

- Monthly MIP also applies
- Up-Front MIP is required for loans closed on or after January 1, 2006
- The monthly premium is calculated at .50%.

ANNUAL (Mortgage Term 15 Years or Less) <sup>1,2</sup>			
UP-FRONT*	LTV	MONTHLY PREMIUM	YEARS
1.50%	89.99 & under	NONE	N/A
1.50%	90.00 - 95.00	.25%	*
1.50%	95.01 & over	.25%	*

\*Years will be determined when the loan balance equals 78%.

<sup>1</sup>**Streamline refinances of mortgages closed before July 1, 1991**, where the new mortgage will carry a term of 15 years or less, are subject to an Up-Front MIP of 1.50%, but are not subject to the monthly premium.

<sup>2</sup>**Streamline refinances of mortgages closed after July 1, 1991 and Regular refinances and Cash-out refinances must adhere to normal MIP premiums.** There will be no monthly MIP if the initial LTV is less than 90%. If the initial LTV is more than 90%, monthly MIP will terminate when the LTV reaches 78% either through regular monthly amortization or additional prepayment whether or not it has been paid for a minimum of five years.

**Condominiums**

- Monthly MIP also applies
- Up-Front MIP is required for loans closed on or after January 1, 2006
- There will be no monthly MIP if the LTV is <90%.
- The monthly premium is calculated at .25%.

## GMAC BANK WHOLESALE LENDING FHA MAXIMUM MORTGAGE CALCULATION WORKSHEET FOR STREAMLINE REFINANCES WITH APPRAISAL

Borrower Name(s): \_\_\_\_\_ GMACB Loan #: \_\_\_\_\_ FHA Case #: \_\_\_\_\_

### 1<sup>st</sup> CALCULATION

1. Appraised Value: \_\_\_\_\_ \$
2. Multiply Appraisal Value by Appropriate Percentage Factor Below: \_\_\_\_\_ \$
- If Property State Average Closing Costs Are LOW:
  - 98.75% if Appraised Value is \$50,000 or less
  - 97.65% if Appraised Value is more than \$50,000, but less than or equal to \$125,000
  - 97.15% if Appraised Value is more than \$125,000
- If Property State Average Closing Costs Are HIGH:
  - 98.75% if Appraised Value is \$50,000 or less
  - 97.75% if Appraised Value is more than \$50,000
3. **1<sup>st</sup> Calculation Maximum Base Mortgage:**

1. \$

### 2<sup>nd</sup> CALCULATION

1. Unpaid Principal Balance (plus up to 1 month interest from payoff statement) \_\_\_\_\_ \$
2. Plus Allowable Closing Costs, Discounts, Accrued Late Charges and Escrow Shortages \_\_\_\_\_ \$
3. Plus Prepaid Expenses (per diem interest to end of month on new loan + hazard insurance + real estate tax deposits needed to establish the escrow account) \_\_\_\_\_ \$
4. Minus Lender Credit for Closing Costs and Prepaid Expenses \_\_\_\_\_ \$( )
5. Subtotal (Estimated Base) \_\_\_\_\_ \$
6. Minus **LESSER** of:
  - a. Unearned UFMIP Refund (from FHA Refinance Authorization or appropriate MIP Refund Schedule) \_\_\_\_\_ \$
  - OR -
  - b. New Estimated UFMIP (Subtotal / Estimated Base multiplied by 1.5%) \_\_\_\_\_ \$
  - c. **Maximum UFMIP (lesser of a or b)** \_\_\_\_\_ \$( )
7. **2<sup>nd</sup> Calculation Maximum Base Mortgage:**

2. \$

### 3<sup>rd</sup> CALCULATION

1. Statutory Limit for County \_\_\_\_\_ \$
2. **3<sup>rd</sup> Calculation Maximum Base Mortgage:**

3. \$

**MAXIMUM BASE MORTGAGE**  \$

Based on the lesser of 3 calculations

**Plus UFMIP** \_\_\_\_\_ \$

**(Maximum Base x 1.5%)**

**TOTAL NEW MORTGAGE AMOUNT:**  \$

**GMAC BANK WHOLESALE LENDING FHA MAXIMUM MORTGAGE CALCULATION WORKSHEET  
FOR STREAMLINE REFINANCES WITHOUT APPRAISAL**

**PRIMARY RESIDENCES**

Borrower Name(s): \_\_\_\_\_ GMACB Loan #: \_\_\_\_\_ FHA Case #: \_\_\_\_\_

**1<sup>st</sup> CALCULATION**

Original Loan Amount (from original note, refinance authorization, or HUD 1)

1. 1<sup>st</sup> Calculation Maximum Base Mortgage: 1. \$ \_\_\_\_\_

**2<sup>nd</sup> CALCULATION**

**Using Existing Debt or Cost of Payoff**

- 1. Unpaid Principal Balance (plus up to 1 month interest from payoff statement) \$ \_\_\_\_\_
- 2. Plus Allowable Closing Costs, Discounts, Accrued Late Charges and Escrow Shortages \$ \_\_\_\_\_
- 3. Plus Prepaid Expenses (per diem interest to end of month on new loan + hazard insurance + real estate tax deposits needed to establish the escrow account) \$ \_\_\_\_\_
- 4. Minus Lender Credit for Closing Costs and Prepaid Expenses \$( \_\_\_\_\_ )
- 5. Subtotal (Estimated base) \$ \_\_\_\_\_
- 6. Minus **LESSER** of:
  - a. Unearned UFMIP (from FHA Refinance Authorization or appropriate MIP Refund Schedule) \$ \_\_\_\_\_
  - OR -
  - b. New Estimated UFMIP (Subtotal / Estimated Base multiplied by 1.5%) \$ \_\_\_\_\_
  - c. **Maximum UFMIP (lesser of a or b)** \$( \_\_\_\_\_ )
- 7. 2<sup>nd</sup> Calculation Maximum Base Mortgage: 2. \$ \_\_\_\_\_

**3<sup>rd</sup> CALCULATION**

- 1. Statutory Limit for County \$ \_\_\_\_\_
- 2. 3<sup>rd</sup> Calculation Maximum Base Mortgage: 3. \$ \_\_\_\_\_

**MAXIMUM BASE MORTGAGE** \$ \_\_\_\_\_ Based on the lesser of 3 calculations

**Plus UFMIP** \$ \_\_\_\_\_ **(Maximum Base x 1.5%)**

**TOTAL NEW MORTGAGE AMOUNT:** \$ \_\_\_\_\_

**GMAC BANK WHOLESALE LENDING FHA MAXIMUM MORTGAGE CALCULATION WORKSHEET  
FOR RATE & TERM AND FHASECURE REFINANCE TRANSACTIONS**

Borrower Name(s): \_\_\_\_\_ GMACB Loan #: \_\_\_\_\_ FHA Case #: \_\_\_\_\_

**1<sup>st</sup> CALCULATION**

1. Appraised Value\*: \$ \_\_\_\_\_
2. Multiply Appraisal Value by Appropriate Percentage Factor Below: \$ \_\_\_\_\_
- If Property State Average Closing Costs Are LOW:
  - 98.75% if Appraised Value is \$50,000 or less
  - 97.65% if Appraised Value is more than \$50,000, but less than or equal to \$125,000
  - 97.15% if Appraised Value is more than \$125,000
- If property state Average Closing Costs Are HIGH:
  - 98.75% if Appraised Value is \$50,000 or less
  - 97.75% if Appraised Value is more than \$50,000

\* Use Sales Price if property is owned less than 1 year prior to loan application & loan is not FHA insured.

3. 1<sup>st</sup> Calculation Maximum Base Mortgage: 1. \$ \_\_\_\_\_

**2<sup>nd</sup> CALCULATION**

1. Unpaid Principal Balance (plus up to 1 month interest from payoff statement) \$ \_\_\_\_\_
2. Plus Junior Liens Over 12 Months Old \$ \_\_\_\_\_
3. Plus Allowable Closing Costs, Discounts, Accrued Late Charges and Escrow Shortages \$ \_\_\_\_\_
4. Plus delinquent mortgage payments, if permitted (FHASecure Option only) \$ \_\_\_\_\_
5. Plus Prepaid Expenses (per diem interest to end of month on new loan + hazard insurance + real estate tax deposits needed to establish the escrow account) \$ \_\_\_\_\_
6. Minus Lender Credit for Closing Costs and Prepaid Expenses \$( \_\_\_\_\_ )
7. Subtotal (Estimated Base) \$ \_\_\_\_\_
8. Minus LESSER of:
  - a. Unearned UFMIP Refund (from FHA Refinance Authorization or appropriate MIP Refund Schedule) \$ \_\_\_\_\_
  - OR -
  - b. New Estimated UFMIP (Subtotal / Estimated Base multiplied by 1.5%) \$ \_\_\_\_\_
  - c. Maximum UFMIP (lesser of a or b) \$( \_\_\_\_\_ )

8. 2<sup>nd</sup> Calculation Maximum Base Mortgage: 2. \$ \_\_\_\_\_

**3<sup>rd</sup> CALCULATION**

1. Statutory Limit for County \$ \_\_\_\_\_
2. 3<sup>rd</sup> Calculation Maximum Base Mortgage: 3. \$ \_\_\_\_\_

**MAXIMUM BASE MORTGAGE** \$ \_\_\_\_\_ Based on the lesser of 3 calculations  
**Plus UFMIP** \$ \_\_\_\_\_ **(Maximum Base x 1.5%)**

TOTAL NEW MORTGAGE AMOUNT: \$

**GMAC BANK WHOLESALE LENDING FHA MAXIMUM MORTGAGE CALCULATION WORKSHEET  
FOR CASH-OUT REFINANCES**

Borrower Name(s): \_\_\_\_\_ GMACM Loan #: \_\_\_\_\_ FHA Case #: \_\_\_\_\_

**1<sup>st</sup> CALCULATION**

If Property is owned more than one year:

**1&2 Unit properties:**

- 1. Appraised Value \$ \_\_\_\_\_
- 2. Multiplied by 95% \$ \_\_\_\_\_

**3 & 4 Unit properties:**

- 1. Appraised Value \_\_\_\_\_
- 2. Multiplied by 85% \_\_\_\_\_

- OR -

If Property is owned less than one year prior to the loan application:

**1 - 4 Unit properties:**

- 3. Lesser of Appraised Value or Original Sales Price \$ \_\_\_\_\_
- 4. Multiplied by 85% \$ \_\_\_\_\_
- 5. **1<sup>st</sup> Calculation Maximum Base Mortgage:** 1. \$

\* Closing Costs, Prepaid Expenses and Discount Points may not be included. These costs must be paid from borrower's own funds.

**2<sup>nd</sup> CALCULATION (Using Statutory County Limit)**

- 1. Statutory Limit for County \$ \_\_\_\_\_
- 2. **2<sup>nd</sup> Calculation Maximum Base Mortgage:** 2. \$

**MAXIMUM BASE MORTGAGE** \$  Based on the lesser of 2 calculations

**Plus UFMP** \$ \_\_\_\_\_ **(Maximum Base x 1.5%)**

**TOTAL NEW MORTGAGE AMOUNT:** \$