



FHA HIGH BALANCE FIXED RATE & ARM PROGRAM				
PURCHASE				
Doc Type	Occupancy	Units	FICO	LTV/CLTV
Full	Primary Residence	1-4	620 <sup>1,2</sup>	96.5/96.5 <sup>1,2</sup>
RATE TERM REFINANCE				
Doc Type	Occupancy	Units	FICO	LTV/CLTV/HCLTV
Full/Simple	Primary Residence	1-4	620 <sup>1</sup>	97.75/97.75
Streamline	Primary Residence	1-4	620	97.75/125 <sup>3</sup>
CASH-OUT REFINANCE				
Doc Type	Occupancy	Units	FICO	LTV/CLTV/HCLTV
Full	Primary Residence	1-4	620 <sup>1</sup>	85/85

- For loans with FICO scores 620 – 639:
  - DTI ratios are per AUS
  - DU Approve/Eligible or LP Accept Required
  - Manual UW not allowed, except on loans that qualify under ML 2013-26
- HUD \$100 Down – Min 640 FICO – max LTV/CLTV is \$100 less the sales price or appraised value – Fixed Only
- Loans with LTVs greater than 97.75% are eligible for purchase provided the LTV is calculated in compliance with FHA guidelines.

[Mortgage Credit Analysis for Mortgage Insurance on One- to Four-Unit Mortgage Loans \(4155.1\)](#)



Product Detail	Product Guidelines
<b>ARM Qualification</b>	<ul style="list-style-type: none"> <li>Qualify at initial Note rate</li> </ul>
<b>Amortization Type</b>	<ul style="list-style-type: none"> <li>Fixed and Adjustable</li> </ul>
<b>Caps</b>	<ul style="list-style-type: none"> <li>1/1/5</li> </ul>
<b>Derogatory Credit</b>	<ul style="list-style-type: none"> <li>Purchase, rate/term and credit qualifying streamline refinance transactions: Follow FHA.</li> <li>Cash Out: Foreclosure and bankruptcy not allowed within most recent seven years.</li> <li>FHA non-credit qualifying streamline transactions: Bankruptcy and foreclosure waiting periods do not apply. FHA guidelines may be followed.</li> <li>ML 2013-26 "Back to Work" Extenuating Circumstance is allowed. WinPrime Lending Home Loans defines an "Economic Event" as any occurrence beyond the borrower's control, such as a company layoff or shut down, that resulted in a loss of employment income, loss of employment, or a combination of both.</li> </ul>
<b>Documentation</b>	<ul style="list-style-type: none"> <li>Full</li> <li>Simple</li> <li>Streamline</li> <li>For credit documentation requirements, follow Total Scorecard for AUS approved loans or the 4000.1 for manually underwritten loans.</li> </ul>
<b>FICO</b>	<ul style="list-style-type: none"> <li>Refer to the <a href="#">LTV Matrix</a>.</li> </ul>
<b>High Cost / High Priced Mortgage Loans</b>	<ul style="list-style-type: none"> <li>WinPrime Lending will not purchase mortgage loans that fall within the rebuttable standard or high cost loans. WinPrime Lending will purchase FHA HPML loans that fall within the Safe Harbor Threshold.</li> </ul>
<b>HUD \$100 Down - FREOHB30</b>	<ul style="list-style-type: none"> <li>Fixed Rate Mortgages only</li> <li>FICO restrictions apply, refer to the <a href="#">Program Matrix</a></li> <li>For additional guidelines, refer to FHA.</li> </ul>
<b>Index</b>	<ul style="list-style-type: none"> <li>1 Year Treasury</li> </ul>
<b>Loan Limits</b>	<ul style="list-style-type: none"> <li>FHA mortgage limits for all areas: <a href="https://entp.hud.gov/idapp/html/hicostlook.cfm">https://entp.hud.gov/idapp/html/hicostlook.cfm</a></li> <li>Streamlines: Lenders to follow guidance provided within ML 11-29 for FHA to FHA Refinance for existing loan balances exceeding Permanent FHA loan limits.</li> </ul>
<b>Margin</b>	<ul style="list-style-type: none"> <li>2.00</li> </ul>
<b>Max. Loan Amount</b>	<ul style="list-style-type: none"> <li>\$1,000,000 base loan amount</li> </ul>
<b>Min. Loan Amount</b>	<ul style="list-style-type: none"> <li>\$417,001 base loan amount</li> </ul>
<b>Mortgage Products, Eligible</b>	<ul style="list-style-type: none"> <li>Section 203 (b) Basic with ADP code of 703</li> <li>Section 203 (b) Basic with ADP code of 729</li> <li>Section 234 (c) Condominiums with ADP codes of 734</li> </ul>
<b>Mortgage Products, Ineligible</b>	<ul style="list-style-type: none"> <li>Any FHA programs/mortgage types identified in the FHA Handbook that are not specifically allowed in the Eligible Mortgage Types above.</li> </ul>
<b>Occupancy</b>	<ul style="list-style-type: none"> <li>Primary Residence only</li> </ul>
<b>Ratio</b>	<ul style="list-style-type: none"> <li>AUS approved: Per AUS</li> <li>Manual Underwrite: Per 4000.1</li> </ul>
<b>Secondary Financing</b>	<ul style="list-style-type: none"> <li>Subordinate financing and Down Payment Assistance programs are permitted in accordance with Agency Guidelines.</li> <li>Mortgage Credit Certificates (MCCs) are not allowed.</li> </ul>