NON CREDIT QUALIFYING STREAMLINE REFINANCE

WITHOUT AN APPRAISAL

REFINANCE MAXIMUM MORTGAGE WORKSHEET

Use the Mortgage Credit Analysis Worksheet, Streamline with No Appraisal Required.

**The Lesser of:**

|  |  |
| --- | --- |
| **4-A.** $ | **Original Principal Balance** (from the HUD-1 or the Note for the original loan |

**OR**

|  |  |
| --- | --- |
| **4-B. EXISTING DEBT PLUS ALLOWABLE ADDITIONAL ITEMS** (Subordinate liens and repairs are not eligible for inclusion in the maximum mortgage) | |
| $ | Principal Balance on existing first lien + up to 30 days interested accrued for the current month on the existing loan |
| + | Allowable borrower-paid closing costs (MCAW 7c) |
| + | Prepaid Expenses (Per diem interest to end of month on new loan + hazard insurance deposits + real estate tax deposits, if applicable) |
| + | Reasonable Discount Points |
| = | Maximum Mortgage Amount BEFORE LG Fee |

### Maximum Mortgage before Loan Guarantee Fee is Lesser of 4-A or 4-B

### Lowest of 4-A, 4-B, or FHA loan limit as of March 3, 2008 is placed on MCAW, Line 14g

### Payoff of Existing Mortgage is placed on MCAW, Line 14a

**Section 184A to Section 184A Refinance** (file must contain proof that existing mortgage is 184A guaranteed)

* Term of the new loan can be up to 30 years.
* Owner-occupant and DHHL institutional loans.
* An existing 30-year mortgage may be refinanced to a shorter term provided that the new monthly payment to principal and interest increases no more than $50.
* Social Security numbers must be verified for all borrowers (see paragraph 5.23c(12)).
* VOM or other documentation is required which includes principal balance, date loan originated, names of original borrowers and type of loan.
* Subordinate financing may remain in place provided the combined loan to value does not exceed the appraised value. A subordination agreement must be executed and recorded at closing.
* A pay-off statement from the previous lender showing the unpaid principal balance for the month of the closing for the existing loan must be included in the credit package.
* If an appraisal is ordered but the borrower decides to proceed with a streamline without an appraisal, the appraisal may be voided.