

# FHA STREAMLINE REFINANCES

## SIMPLE REFINANCE:

No Cashout Refinance of an existing FHA mortgage, in which all proceeds are used to pay off the existing FHA Mortgage on the subject property and eligible closing costs associated with the transaction.

- Appraisal is required
- Credit Qualifying
- Full 1003 is required
- Manual Underwrite

## STREAMLINE REFI – CREDIT QUALIFYING:

Full Credit and capacity analysis is required. At least one borrower from the existing mortgage must remain as a borrower on the new mortgage. All credit underwriting requirements must be met: Verify borrower's income and compute the debt to income ratios and determine borrower will continue to make mortgage payments.

- No appraisal is required
- Full 1003 is required
- Credit Qualifying
- Manual Underwrite

## STREAMLINE REFI – NON CREDIT QUALIFYING:

Credit and capacity analysis is not required. All borrowers on the existing mortgage remain on the new mortgage. Mortgages that have been assumed are eligible provided the previous borrower was released from liability. In case of divorce – borrower on the mortgage that was not rewarded the property may be removed from title. The remaining borrower must demonstrate that they have made the mortgage payments for a minimum of six months prior to case # assignment.

- No Appraisal required
- Streamline 1003 acceptable for most investors
- Manual Underwrite

- Complete FHA Maximum Mortgage Calc worksheet to determine loan amount (Utilize the appropriate Streamline Calculation form-found under FHA\_Max\_Calc\_WS in the Coop).
- You will need your prior FHA Case Number. This can be found on your current mortgage statement or your Note
- Complete FHA Net Tangible Benefit Worksheet and include in upload to unassigned.
- From the Third Party Screen, go to Loan Info/Contacts and complete the FHA Refinance area to include the Prior Case #

**FHA Refinance:**  Conv to FHA  FHA to FHA  Streamline w/ Appraisal  Streamline w/out Appraisal

Prior Case #

- Still at the Third Party Screen, Click on FHA/VA tab and request MIP Refund Query (The Prior Case # in the field mentioned above will need to be completed first. This will determine any MIP refund allotted to your borrower)

FHA Connection		Callback Date *	
Request	Date Requested	Date Ordered	Date Completed
<input type="checkbox"/> FHA Refinance MIP Refund Query			

- Complete 1003 as you normally would, using Streamline Refinance as Loan Documentation Type Code on Borrower Summary Page

**Transaction Details**

Lender: Hallmark Home Mortgage, LLC

Loan Program: FHA Fixed  Copy Loan Number to lender case number

Closing Cost: Conv/FHA/USDA Refinance  Loan Number

Loan Documentation Type Code: (B) Streamline Refinance

- FHA Management screen includes a Purpose of Loan field that needs to be marked with the appropriate refinance type. There are specific Streamline options. In that same area, there is FHA Streamline Type-in the drop down box choose credit qualifying or non-credit qualifying.

Purpose of Loan

Purchase

No Cash-Out Refinance

Cash-Out Refinance

Simple Refinance (FHA to FHA)

Streamline Refinance (w/ appraisal)

Streamline Refinance (w/o appraisal)

Construction

Construction - Perm

Energy Efficient Mortgage

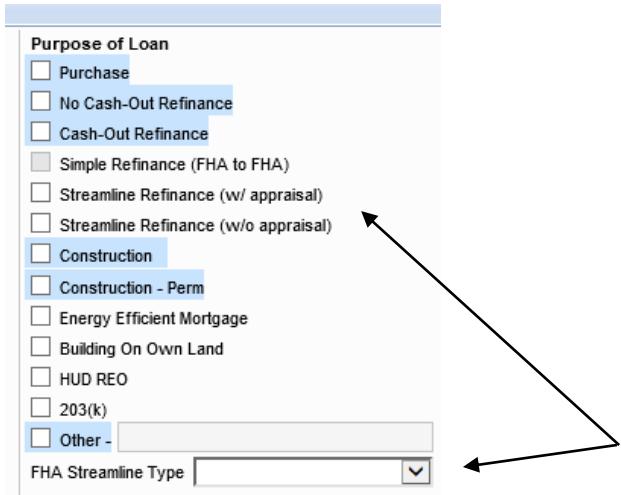
Building On Own Land

HUD REO

203(k)

Other -

FHA Streamline Type  



- DO NOT RUN DU—these are manual underwrites.