

PURCHASE					RATE/TERM REFINANCE					CASH-OUT REFINANCE
Occupancy	Units	FICO <sup>3</sup>	Loan Amount <sup>1</sup>	LTV/CLTV	Occupancy	Units	FICO	Loan Amount <sup>1</sup>	LTV/CLTV	LTV/CLTV
Primary	1-4	Per AUS	FHA Loan Limit <sup>2</sup>	96.50% <sup>3</sup> / 110%	Primary	1-4	Per AUS	FHA Loan Limit <sup>2</sup>	97.75% / 110%	N/A

**Footnote:**

1. Minimum loan amount \$40,000.
2. Refer to for [FHA Mortgage Limits](#) by County.
3. LTV can exceed 96.50 if borrower is qualified for Sales Incentive for \$100 Down on HUD REO.

<b>APPRAISALS</b>	Purchase transactions require one value: After- Improved. HUD assumes the purchase price is the As-Is value and does not require an AS-Is value on the appraisal. Refinance transactions may require two appraisals to establish the AS-Is and After-Improved. Refer 4000.1 for details.
<b>AUS Decision</b>	All loans must be submitted through FHA Total Scorecard through DU or LPA. Please note that ARM products may only be submitted through DU. Manual Underwriting is permitted. All loans must be QM / Safe Harbor eligible.
<b>CLTV/Secondary Financing</b>	Maximum 110% CLTV allowed for all subordinate financing transactions.
<b>Credit Score</b>	Per TOTAL Scorecard Findings.
<b>DTI</b>	Per TOTAL Scorecard Findings.
<b>Fees and Charges</b>	Supplemental origination fee greater of \$350 or 1.5% of the total of the repairs, improvement costs and fees, Contingency Reserves and Mortgage Payment Reserves.
<b>Hazard Insurance</b>	Hazard insurance must be in place for the After Improved value of the property at the time of loan closing.
<b>Identity/Conflict of Interest</b>	Permitted on sales transactions between family members and tenants/landlords that meet the requirements for the exception to the maximum LTV.
<b>Improvements</b>	Per HUD Handbook 4000.1 except for repairs of existing swimming pool.
<b>Inspections and Draw Disbursements</b>	Maximum of 5 draws/disbursement (four intermediate and one final draw). Draws disbursed by Seller must be fully documented per HUD Handbook 4000.1. Approved Sellers permitted to manage the draw disbursement process. Refer to the Planet FHA 203(k) program guidelines for additional details.
<b>Mortgage Payment Reserves</b>	The number of financed payments cannot exceed the completion time frame required in the rehab agreement and must not exceed 12 months. Mortgage Payment Reserves remaining in escrow after the Final Release Notice will be applied towards principal balance.
<b>Products</b>	<b>Fixed Rate:</b> 30-year only; <b>ARM:</b> 3/1 and 5/1; 1-Year CMT; Caps: 1/1/5; Margin/Floor: 2.00; Qualified at Note rate
<b>Program Parameters</b>	Minimum repair amount \$5,000. Mortgage amount based on the After-Improved value. All work must be completed by a licensed contractor; self-help ineligible.
<b>Properties Eligible</b>	Manufactured /mobile homes titled as real property; REO properties (Property condition report required, Sales contract or addendum must indicate the property is eligible for 203(k) financing). Refer to the Planet Seller Guide for additional eligible properties.
<b>Property Flips</b>	Mortgage must be based on the lowest sales price in the previous year. As-is appraisal is required.
<b>Rehabilitation Escrow Account</b>	A minimum contingency of 10% is required on all 203(k) loans with 15% being required if utilities are not operable and cannot be tested and can be increased to a maximum of 20% as recommended by the 203(k) consultants, and/or by the Direct Endorsement Underwriter. Any unused financed contingency will be applied to the unpaid principal balance upon occupancy or completion of the project
<b>Rehabilitation Time Frame</b>	Transactions where the work will require <b>≤ 12 months</b> to complete.

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