

YOUR HOSTS



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**You're
muted**

DISCLAIMER

- This training is for Mortgage Professional Use Only
- Information contained within this training is subject to change



FHA STREAMLINE TRAINING

AGENDA

FHA Streamline Overview

Benefits

Qualification

Occupancy Requirements

Documentation

Credit Requirements

Seasoning Requirements

Net Tangible Benefit Requirements

Maximum Mortgage Amount

Funds to Close

How to Become an Approved Broker

FHA Streamline Overview

What is an FHA Streamline Refinance?

A refinance product that can help homeowners with an existing FHA loan to lower their interest rate and reduce their monthly payment.

Types of FHA Streamline Refinances:

- Credit-qualifying
- Non-credit-qualifying



Benefits



- Limited Documentation Required
- No Appraisal Required
- Potential to Lower Interest Rate and Payment Amount
- Processing Time is Shorter

Qualification

Non-credit qualifying streamline refinance



- All borrowers must remain on the loan
- Does not require a credit and capacity analysis or an appraisal

Credit qualifying streamline refinance



- If removing a borrower
- Currently in forbearance or not enough time has elapsed

Occupancy Requirements

Occupancy Requirements

- Principal Residence
- Non-Owner-Occupied Properties

Non-Owner-Occupied Property Requirements

- New loan must be fixed rate mortgage

Documentation

- Current Mortgage Statement
- Current FHA Mortgage Note
- Final Settlement Statement or copy of Deed of Trust/Mortgage
- Employment & Homeowners Insurance Information
- Address Verification

Credit qualifying streamline refinance

- Credit Report
- Income Documentation

An Appraisal is ***NOT REQUIRED*** on a Streamline Refinance

Refinance Authorization



FHA Connection

Welcome [Redacted]

Refinance Authorization Results

FHA Case Number: [Redacted]
Contact Name: [Redacted] Contact Phone: [Redacted]
Projected Closing Date: **07/08/21**
Pricing LTV: **96.50**
Term: **360** Upfront MIP Factor: **1.750 %** Annual MIP Factor: **TBD**

* Refinance Authorization *

New Case: [Redacted] Old Case: [Redacted]

Borrower Name: [Redacted]
Address: [Redacted]
Lender ID: [Redacted]
Lender Name: [Redacted]

Computed Premium: **\$3,546.37** Original Property Value: **\$210,000**
Original Mortgage Amt: **\$206,196** Original Closing Date: **01/28/20**
Old Term (in months): **360** Original Endorsement Date: **02/10/20**
Original Annual MIP Factor (%): **0.8500**

New Closing Month: **07/21** **08/21**
Period of Insurance: **18** **19**
Refund UFMIP Factor (%): **.46000** **.44000**
UFMIP Earned by HUD: **\$1,915.04** **\$1,985.97**
Unearned UFMIP: **\$1,631.33** **\$1,560.40**
Unpaid Balance: **\$200,694** **\$200,378**
Authorization No. [Redacted]
Expiration Date **11/30/21**

Payment History Requirements

Non-credit qualifying

- 1x30 for the previous 6-months for all mortgages on the subject property

Credit qualifying

- If less than 6 months of mortgage payment history, cannot have any 30-day late payments
- If more than 6 months of mortgage payment history
 - Cannot have any 30-day late payments for the 6 months prior to case number assignment
 - No more than 1x30 for the 6 months prior to that

All Loans

All payments for all mortgages secured by the subject property must be paid within the month due for the month prior to mortgage disbursement.

Forbearance

Non-Credit Qualifying	Credit Qualifying
Completed the forbearance, AND	Still in forbearance at the time of case number assignment
Made at least 3 consecutive mortgage payments	Has made less than 3 consecutive mortgage payments
	Has no more than 1x30 for the previous 6 months

All payments must have been made within the month due on the mortgage.

Seasoning Requirements

6

Payments

On the date of
Case Number Assignment

6

Full Months

210

Days must have passed

If the borrower assumed the mortgage that is being refinanced, they must have made **six payments** since the time of assumption.

Net Tangible Benefit (NTB)

Every loan must have a NTB by meeting one of the following:

- Reducing the Combined Rate
- Changing from ARM to Fixed
- Reducing the term of the loan that results in a financial benefit to the Borrower



NTB Charts

From	To		
	Fixed Rate New Combined Rate	One-Year ARM New Combined Rate	Hybrid ARM New Combined Rate
Fixed Rate	At least 0.5 percentage points below the prior Combined Rate.	At least 2 percentage points below the prior Combined Rate.	At least 2 percentage points below the prior Combined Rate.
Any ARM With Less Than 15 Months to Next Payment Change Date	No more than 2 percentage points above the prior Combined Rate.	At least 1 percentage point below the prior Combined Rate.	At least 1 percentage point below the prior Combined Rate.
Any ARM With Greater Than or Equal to 15 Months to Next Payment Change Date	No more than 2 percentage points above the prior Combined Rate.		

From	To		
	Fixed Rate New Combined Rate	One-Year ARM New Combined Rate	Hybrid ARM New Combined Rate
Fixed Rate	Below the prior Combined Rate.	N/A	N/A
Any ARM With Less Than 15 Months to Next Payment Change Date	No more than 2 percentage points above the prior Combined Rate.	N/A	N/A
Any ARM With Greater Than or Equal to 15 Months to Next Payment Change Date	No more than 2 percentage points above the prior Combined Rate.	N/A	N/A

FHA Streamline Worksheet




FHA Streamline Worksheet

Borrower: Date:

Case Number: Loan Number:

Seasoning	Maximum Loan Amount	Date of Payoff Demand
Per Diem Type <input type="text"/>	Last Payment Made <input type="text"/>	Est Funding Date <input type="text"/>
First Payment due date of <input type="text"/>	Original Mortgage Amt from Ref Authorization <input type="text"/>	Unearned UFMIP <input type="text"/>
<ul style="list-style-type: none"> • Must have n • At least 6 full mortgage. • At least 210 would like to 	Outstanding Principal Balance on existing first lien	<input type="text"/>
	Pro Rata MIP	<input type="text"/>
	Late Charges	<input type="text"/>
	Escrow shortage	<input type="text"/>
	Total	\$ -
	Lesser of Original Loan Amt or Total from above	\$ -
	UFMIP Refund (lesser of est (\$0.00) or unearned MIP)	\$ -
New Base Loan Amt	\$ -	
New Maximum Mtg (base loan amt + \$0.00 new UFMIP)	\$ -	


Tools

- Bank Statement Income Calculator
- Quick Pricer
- Turn Times
- Sign Up
- Order Appraisal
- Tools** 
- Approved States
- Flyers
- Marketing Email Sign Up

Training Materials, Guides & Webinars

+ Agency Resources

+ Disclosure Guides and References

- Guides & References 

[Appraisal Order Job Aid for Brokers](#)

 [FHA Streamline Worksheet](#)

[Loan Documentation Requirements](#)

[Mortgagee and Loss Payee Clause](#)

[NonQM Pricing Job Aid](#)

[Student Loan Debt Guidance per Agency](#)

Subordinate Financing

Existing Subordinate Financing

- Must be resubordinated

New Subordinate Financing

- Reduce the principal amount of the existing mortgage
- Finance fees associated with the refinance

There is no maximum CLTV



Funds to Close / Cash Back



Funds to Close

- If the funds to close exceed the total Mortgage Payment of the new mortgage, must verify the full amount of the borrower's funds to close

Cash Back

- Maximum cash to borrower is \$500
- Refund of borrowers unused escrow balance is not considered in \$500 cash back limit
- If estimates result in more than \$500 cash back to borrower, a principal reduction on the current mortgage is permitted to satisfy the requirement

Additional Guidelines

- LDP/SAM Exclusionary Lists must be checked
- Borrower Additions to Title are permitted
- Calculating Annual MIP is based on the original value of the property
- Maximum Amortization Period is the lesser of
 - Remaining Amortization Period plus 12 years, or
 - 30 years

How to Become an Approved Broker?

Our Website: myndm.com



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How to Become an Approved Broker?

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Get Approved

STEP 01

Please complete these two forms, so we can create your logins.
Once this is completed, you will be able to start submitting.

[Compensation Form](#)

[Contact Form](#)

Send Forms once complete to:

ApprovalDesk@myndm.com

If your company wishes to partner, we welcome you to complete our application by clicking on the button below. Thank you for considering Nations Direct Mortgage.

[Broker Package](#)

[Branch Addition Form](#)

[Express DSCR Addendum](#)

[Annual Recertification Agreement](#)



Thank You