



NATIONS DIRECT

M O R T G A G E

FHA STREAMLINE

SIMPLE PROCESS, FASTER CLOSINGS

MORE OPPORTUNITIES

YOUR HOSTS



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DISCLAIMER

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

You will receive a link to the recording of the training, as well as a link to the presentation deck, tomorrow.

Watch for a follow up email from Zoom! 😊

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



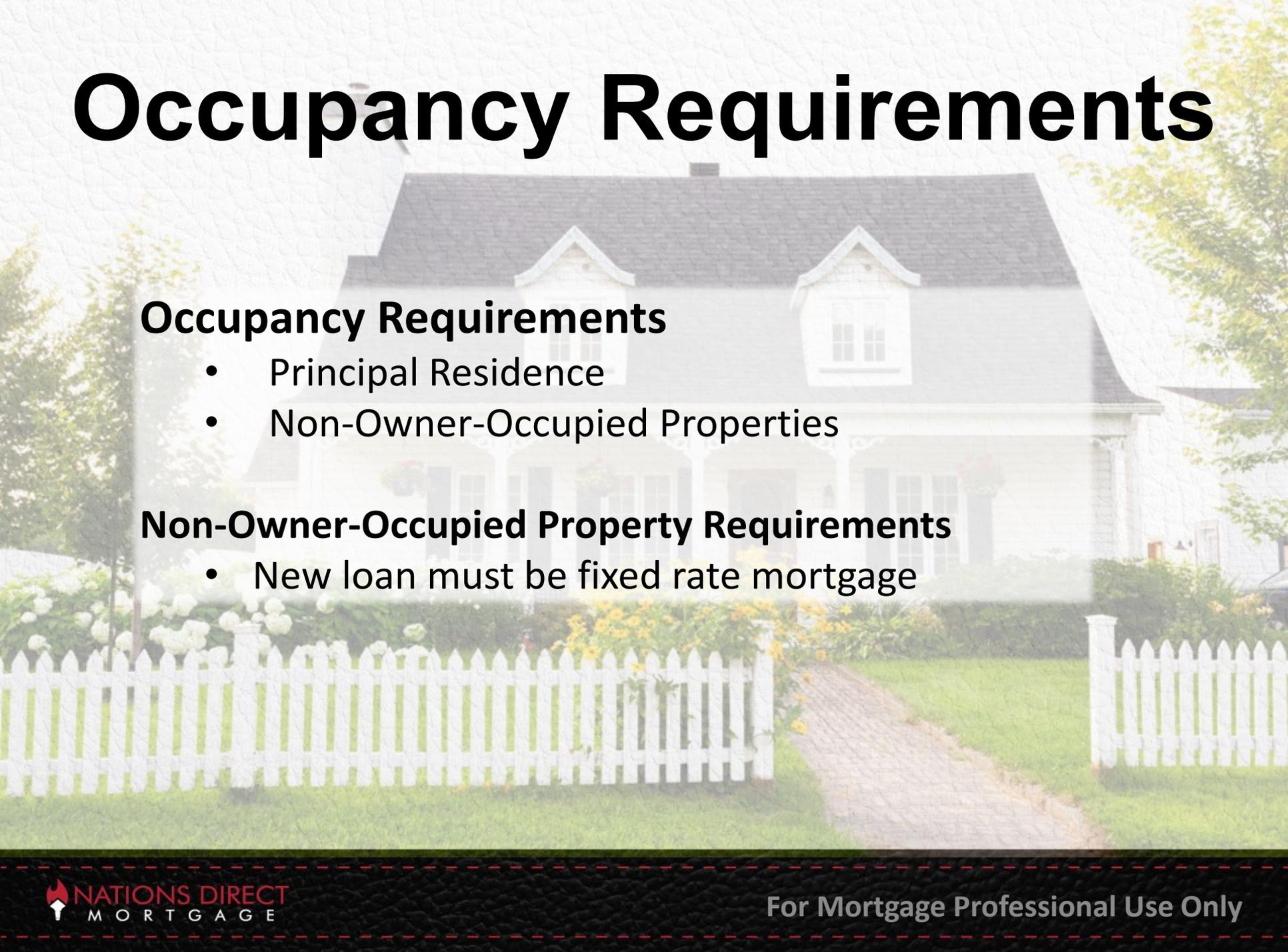
- All borrowers must remain on the loan
- Does not require a credit and capacity analysis or an appraisal

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

No Score FHA Streamline

NO CREDIT SCORE FHA STREAMLINE

We've removed the barriers for your FHA and VA clients. With our new No Credit Score Streamline and IRRRL programs, you can provide seamless refinancing options to a broader range of homeowners.

New opportunities are now live. Partner with Nations Direct and start scaling today!



Documentation

- Mortgage Only Credit Report
- 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

- Full Credit Report
- Income Documentation

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

Refinance Authorization

 **FHA Connection** Welcome 

Refinance Authorization Results

FHA Case Number: 
Contact Name:  Contact Phone: 
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:  Old Case: 

Borrower Name: 
Address: 

Lender ID: 
Lender Name: 

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.		
Expiration Date	11/30/21	

Payment History Requirements

Non-credit qualifying/No Score

- 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

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
- Check program to ensure it can be resubordinated

New Subordinate Financing

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

There is no maximum CLTV

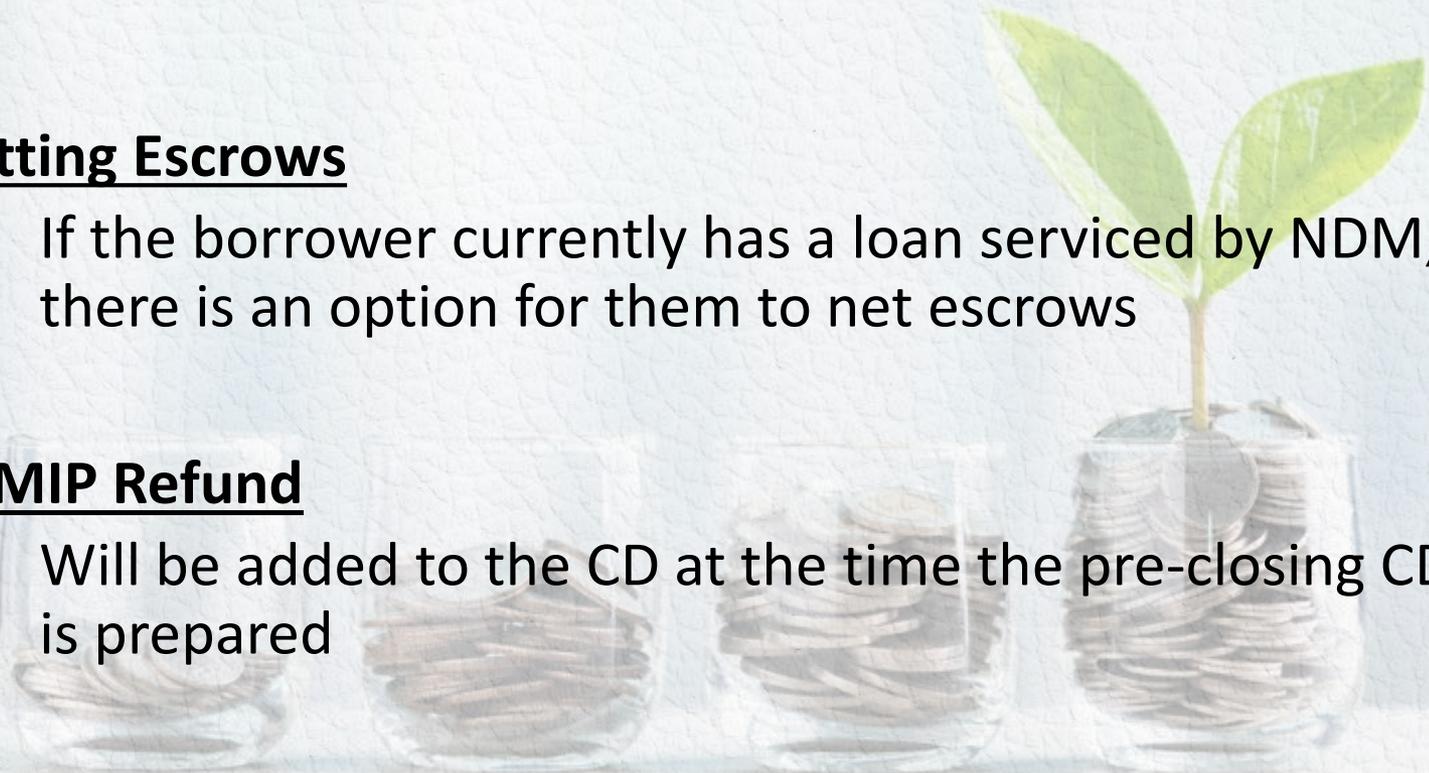
Funds to Close / Cash Back

- **Netting Escrows**

- If the borrower currently has a loan serviced by NDM, there is an option for them to net escrows

- **UFMIP Refund**

- Will be added to the CD at the time the pre-closing CD is prepared



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 Partner?



Our Website: myndm.com

Make A Payment

Login

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 complete our application b

Partner, we welcome you to Nations Direct Mortgage.

Broker Package

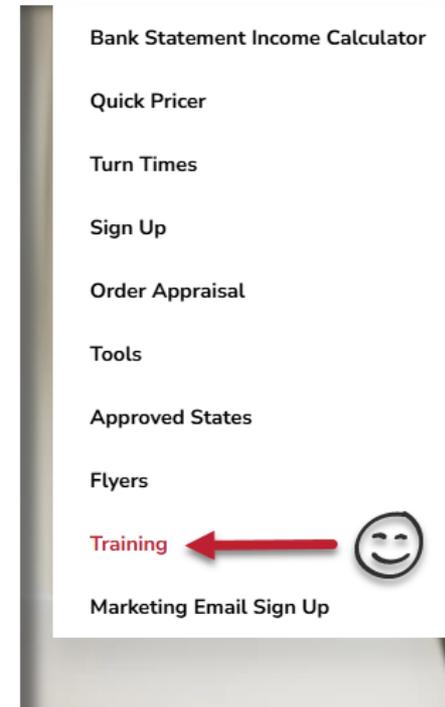
Branch Addition Form

Express DSCR Addendum

Annual Recertification Agreement



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THANK YOU