

***Summary of Recent
FHA POLICY CHANGES AT-A-GLANCE***

HUD Mortgagee Letter	Topic Summary	Effective Date *	Highlights
2008-22	Mortgage Insurance Premiums	10-1-08	<p style="text-align: center;"><u><i>UFMIP Factors</i></u> Purchases: 1.75% Full Credit Qualifying Refinances: 1.75% Streamline Refinances: 1.50%</p> <p style="text-align: center;"><u><i>Annual MIP Factors (Paid Monthly)</i></u> >15 Yr Term, 95% LTV or Less: .50% >15 Yr Term, Over 95% LTV: .55% 15 Yr Term or Less, Over 90% LTV: .25% No Annual MIP on loans 90% LTV or less and Terms of 15 Yrs or less.</p> <p>All Loans to Borrowers with a credit score MUST be risk-classified by FHA's TOTAL Mortgage Scorecard.</p> <p>If a Borrower has a decision credit score below 500, the LTV <u>must</u> be less than 90%.</p>
2008-23	Revised Down Payment and Maximum Mortgage Requirements	1-1-09	<p>New <u><i>Minimum Down Payment</i></u> Requirement (i.e. Minimum Investment) for PURCHASES: 3.5%</p> <p>New <u><i>Maximum LTV for Base Loan Amount on PURCHASE Transactions</i></u>: 96.5%</p> <p>Closing costs may <u>not</u> be used to help meet the minimum 3.5% down payment requirement and are not considered in the mortgage amount/down payment calculation.</p>
2008-25	Rental Income from Existing Principal Residence	9-19-08	<p>The Underwriting Analysis may <u>not</u> consider any rental income from the Borrowers existing principal residence which is being vacated in favor of the purchase of another primary residence financed with a FHA-insured mortgage.</p>
2008-40	Refinance Transactions	1-1-09	<p>Maximum Base Mortgage LTV for No Cash-Out REFINANCE Transactions: 97.75% of Current Appraised Value.</p>
2008-41	<i>FHASecure</i> Program	12-31-08	<p>Terminates this special refinance program.</p>

* Effective Date refers to the date when the FHA Case Number is assigned.

IMPORTANT NOTE: REFER TO COMPLETE TEXT OF THE MORTGAGEE LETTERS FOR DETAILS OF THESE CHANGES AND RELATED EXCEPTIONS.

