

This At-A-Glance (AAG) is a summary tool to use in conjunction with the Guide (Guide). The AAG does not replace the published Guide. Where the AAG is silent or conflicts with the published Guide, the Guide will govern and control. This AAG applies only to the channel and investor program indicated. For each Agency and/or Program, there may be additional AAGs to cover specific products or transactions.

FHA Eligibility Matrix – Standard					
Section 203(b) & 251 Primary Residence Conforming & High Balance FRM & ARM Maximum Base Loan LTV/CLTV Shown Prior to Financed UFMP Total Scorecard A/E or Manual Maximum DTI Per AUS A/E Findings or FHA Manual Ratios					
Units	Underwrite	Credit Score	Maximum Base LTV/CLTV		
			Purchase ^{1,2}	No Cash-Out Refinance ^{1,2,3}	Cash-Out Refinance ²
Site Built – SFR, PUD, or Condo					
1 to 2	AUS A/E or Manual ⁴	620	96.50%	97.75%	80.00%
3 to 4 ⁵	AUS A/E Only	640	96.50%	97.75%	80.00%
<p>1 LTV Restrictions – FHA restricts the maximum LTV when:</p> <ul style="list-style-type: none"> Purchase Transaction – Subject to Identity-of-Interest (85%) or has an unrelated, non-occupying co-borrower (75%) No Cash-Out Refinance – Prior to case number assignment, borrower has not occupied as principal residence for <12 months, or if owned <12 months, borrower has not occupied the property for entire ownership period (85%) <p>2 CLTV Requirements</p> <ul style="list-style-type: none"> Purchase/Refinance – Subordinate financing must comply with FHA HUD Handbook, II.A.4.d.iii(J), Secondary Financing (TOTAL) and II.A.5.c.iii(J), Secondary Financing (Manual) and can never exceed 105.00% CLTV Refinance – Re-subordination of existing second liens is acceptable; No new subordinate financing <p>3 No Cash-Out – Includes Rate/Term Refinance or Simple Refinance; For Streamlines, see the FHA Streamline Eligibility AAG.</p> <p>4 Manual Underwrite for 1 to 2 Unit, Site-Built Properties – Additional Requirements.</p> <ul style="list-style-type: none"> Ratios above 31%/43% require compensating factors Gift funds permitted; may not be used to satisfy reserve requirements Non-occupant co-borrowers not permitted <p>5 3 to 4-Unit Properties – Additional Requirements.</p> <ul style="list-style-type: none"> Gift funds permitted; may not be used to satisfy reserve requirements Non-arm's length transactions not permitted Properties sold/flipped within the past 12 months not permitted 					

FHA Program Summary & Overlays				
The following is an overview of core guidelines and overlays. See the Homepoint Guide for full program requirements.				
Topic	Description			
Products & Terms	Amortization	Term	Conforming Products	High Balance Products ¹
	FRM	360	FHA Fixed 30	FHA High Balance Fixed 30
		359-300		FHA High Balance Fixed Off Year 30
		359-181	FHA Fixed Off Year 30	
		300	FHA Fixed 25	
		240	FHA Fixed 20	
		180	FHA Fixed 15	
		179-121	FHA Fixed Off Year 15	
	ARM	360	FHA ARM 5/1 CMT	FHA High Balance ARM 5/1 CMT
¹ See Section 804 <i>High Balance Loan Definition</i> in the Homepoint Guide for the current 'High Balance' threshold.				

FHA Program Summary & Overlays

The following is an overview of core guidelines and overlays. See the Guide for full program requirements.

Topic	Description						
ARM Criteria	Topic	5/1 ARM					
	Cap Structure	1% initial/1% annual/5% lifetime					
	Margin & Floor	2.00%					
	Index	1-year CMT (Constant Maturity Treasury)					
	Qualifying Interest Rate	Note Rate					
	Interest Rate Formula	Index plus margin rounded to the nearest .125%					
	Conversion Option	None					
	Assumption	Assumable					
	Change Dates are based on first payment due date. See Homepoint Guide for details.						
Base Loan Amount	To confirm the FHA loan limits for a particular property, see FHA Mortgage Limits .						
	2022 Limits						
	Area	1 Unit	2 Units	3 Units	4 Units		
	Floor – Low-Cost Area	\$420,680	\$538,650	\$651,050	\$809,150		
	Ceiling – High-Cost Area	\$970,800	\$1,243,050	\$1,502,475	\$1,867,275		
	Ceiling – Alaska & Hawaii	\$1,456,200	\$1,864,575	\$2,253,700	\$2,800,900		
Mortgage Insurance Premiums (MIP)	Upfront (UFMIP) & Annual MIP						
	FHA collects a one-time UFMIP and an annual MIP as shown below in bps. The UFMIP may be financed. The most common factors are shown. The MIP factors may be different for higher loan amounts or lower LTV. A simple refinance of a mortgage originated prior to 5/31/2009 would be eligible for lower MIP factors.						
	Loan Type	UFMIP	Term	Loan Amount	LTV	MIP	Duration
	Purchase or Refinance	175	>15 Years <=15 Years	<=\$625,500	>95% >90%	85 70	Mortgage Term
Escrow Accounts	Escrow impounds for taxes and insurance required. No exceptions.						
Secondary Financing	See the FHA HUD Handbook for additional requirements from government entities and family members.						
High Cost and High-Priced Loans	'High Cost' loans not permitted. Loans defined as a 'Higher-priced Mortgage Loan' or 'Higher-priced Covered Transaction' under Reg Z may be eligible on a case-by-case basis and additional restrictions apply.						
Identity of Interest	<ul style="list-style-type: none"> ▪ Identity of Interest – a sale between parties with an existing Business Relationship or between Family Members ▪ LTV is capped at 85% maximum LTV for Identity of Interest transaction 						
Interested Party Contributions	IPCs (including certain down payment assistance programs, financing concessions, etc.) are permitted up to 6% for the following items: <ul style="list-style-type: none"> ▪ Closing costs ▪ Prepaid Expenses ▪ Discount Points ▪ Payment of mortgage interest for fixed rate mortgages ▪ Mortgage payment protection insurance ▪ Payment of upfront mortgage insurance premium 						
Eligible Properties	<ul style="list-style-type: none"> ▪ Single family, 2 to 4-unit residential, and FHA approved condominiums ▪ Leaseholds 						

FHA Program Summary & Overlays

The following is an overview of core guidelines and overlays. See the Guide for full program requirements.

Topic	Description
Ineligible Properties	<ul style="list-style-type: none"> ▪ 2 to 4-unit properties with accessory unit ▪ Condo hotels/motels ▪ Cooperatives ▪ Geodesic domes ▪ Manufactured homes ▪ Mobile homes ▪ Properties located within the coastal barrier resources system <ul style="list-style-type: none"> ▪ Properties on Indian Lands ▪ Properties subject to litigation ▪ Properties with a condition rating of C5/C6 or a quality rating of Q5/Q6 ▪ Resort condos or timeshares ▪ Unimproved land, working farms and ranches
Condominiums/PUDs	<ul style="list-style-type: none"> ▪ Must be located in an FHA Approved Condominium Project. Document from FHA Connection ▪ HUD REOs do not require FHA condominium project approval
Ineligible Transactions	<ul style="list-style-type: none"> ▪ FHA Energy Efficiency Mortgages ▪ Section 184 Indian Home Loan Guarantee Program ▪ Texas 50(a)(6)
Exclusionary List	<p>Must review the HUD Limited Denial of Participation (LDP) and the System for Award Management (SAM) to confirm eligibility.</p>
Credit Report	<ul style="list-style-type: none"> ▪ A new tri-merged credit report with credit scores required for all borrowers ▪ A Minimum Decision Credit Score is required to use FHA TOTAL Mortgage Scorecard/AUS findings or for manual downgrade ▪ If no borrower has a credit score, non-traditional credit must be obtained with satisfactory ratings. See Manual Underwriting – Non-Traditional Credit Section of the Homepoint Guide <p>Non-Purchasing Spouse (NPS) Follow requirements in the Homepoint Guide Chapter 8, <i>Community Property States</i> Section.</p>
Underwriting Method	<ul style="list-style-type: none"> ▪ Clear CAIVRS report required for all borrowers ▪ All loans must be run through FHA TOTAL Mortgage Scorecard via an AUS ▪ Homepoint reserves the right to make the final underwriting decision regardless of AUS finding <p>Underwriting with TOTAL ‘Approve’ or ‘Accept’ Recommendation</p> <ul style="list-style-type: none"> ▪ AUS findings used if none of these downgrade factors are present <ul style="list-style-type: none"> ○ Borrower has undisclosed mortgage debt ○ Mortgage payment history during recent 12 months reflects significant late payments ○ Mortgage file contains information that cannot be evaluated by FHA TOTAL Mortgage Scorecard, e.g., NSF or overdraft fees ○ Borrower has \$1,000 or more collectively in disputed derogatory credit accounts ○ Business income shows a >20% decline over the analysis period ○ Other significant derogatory credit within three years of case number assignment <p>Manual Underwriting When AUS Issues ‘Refer’ Finding or Downgrade</p> <ul style="list-style-type: none"> ▪ Ratios that exceed 31%/43% require compensating factors ▪ Manual underwriting not permitted on cash-out refinances ▪ May consider a borrower to have acceptable credit history: <ul style="list-style-type: none"> ○ When housing and installment debt is paid timely for previous 12 months ○ Satisfactory housing history is required for manual consideration. If housing payments are made to a private mortgage or rental provider, canceled checks are required ○ No more than 2x30-day late mortgage or installment payments in previous 24 months ○ No major derogatory revolving account in previous 12 months (0x90 or 3x60) ○ If a borrower’s credit history does not reflect satisfactory credit as stated above, additional analysis required. Explanation and documentation that support extenuating circumstances were beyond the control of the borrower and has since re-established good credit required <p>Manual underwriting with Limited or no traditional credit history is eligible.</p>

FHA Program Summary & Overlays

The following is an overview of core guidelines and overlays. See the Guide for full program requirements.

Topic	Description								
Refinance Loan Purpose	<p>Rate/Term Refinance</p> <p>Refinances any mortgage type and allowed cost. The following debts may be included:</p> <ul style="list-style-type: none"> ▪ Unpaid principal balance as of the month prior to mortgage disbursement ▪ First mortgage ▪ Junior purchase money mortgage ▪ Other Junior liens >12 months as of disbursement. The portion of advances above \$1,000 of Line of Credit (LOC) in past 12 months that are not property related are ineligible for inclusion ▪ Ex-spouse or co-borrower equity ▪ Texas 50(a)(4) transactions permitted. Consult with Texas attorney for legal assessment to determine if the loan will qualify as a Texas 50(a)(4) mortgage 								
	<p>Cash-out Refinances</p> <ul style="list-style-type: none"> ▪ Property must have been owned and occupied for at least 12 months prior to case number assignment date ▪ 0x30x12 mortgage history on subject property ▪ Properties with mortgages must have a minimum of six months of mortgage payments beginning with the first payment due date ▪ The first payment due date of the subject refinance loan occurs no earlier than 210 days after the first payment due date on the loan being refinanced ▪ Non-occupant co-borrower income may not be used for qualification ▪ Actively listed cash-out refinance transactions not permitted <ul style="list-style-type: none"> ○ The listing must have been withdrawn or expired prior to application ○ Borrower to confirm intent to occupy the subject property 								
Refinance Loan Purpose	<p>No Cash-out Refinance</p> <p>There are three types of no cash-out refinances: Rate/Term, Simple, and Streamline. For Streamline requirements, see the <i>FHA Streamline At-A-Glance</i>.</p> <ul style="list-style-type: none"> ▪ Maximum mortgage amount is the lesser of either 1) the nationwide mortgage limits, 2) 97.75% LTV, or 3) sum of debts and costs minus any UFMIP refund ▪ 0x30 mortgage lates in past 6 months and no more than 1x30 mortgage late in 7 to 12 months ▪ Maximum cash back to the borrower is \$500 <ul style="list-style-type: none"> ○ Interest and Mortgage Insurance Premium (MIP) due on existing mortgage ○ Late charges ○ Escrow shortages ○ Allowed costs include all borrower paid costs associated with the new mortgage ○ Borrower-paid repairs required by the appraisal 								
	<p>Simple Refinance</p> <p>Refinances an existing FHA-insured mortgage. May only pay the FHA-insured mortgage Unpaid Principal Balance (UPB) as of the month prior to mortgage disbursement and allowed costs.</p>								
	<table border="1"> <thead> <tr> <th>Credit Event</th> <th>FHA TOTAL Mortgage Scorecard</th> <th>Manual Underwriting</th> </tr> </thead> <tbody> <tr> <td>Housing Delinquency</td> <td>No housing delinquency or new public records since discharge of bankruptcy, foreclosure, or deed-in-lieu.</td> <td></td> </tr> <tr> <td>Chapter 7 Bankruptcy</td> <td>If the bankruptcy was discharged within two years from the date of case number assignment, the mortgage must be downgraded to a 'Refer' and manually underwritten.</td> <td> <p>Discharged > Two Years Before Case Number Assignment</p> <ul style="list-style-type: none"> ▪ Borrower must have re-established good credit or ▪ Borrower chose not to incur new credit obligations <p>Discharged >12 Months & < Two Years</p> <ul style="list-style-type: none"> ▪ Document extenuating circumstances ▪ Documented ability to manage credit </td> </tr> </tbody> </table>	Credit Event	FHA TOTAL Mortgage Scorecard	Manual Underwriting	Housing Delinquency	No housing delinquency or new public records since discharge of bankruptcy, foreclosure, or deed-in-lieu.		Chapter 7 Bankruptcy	If the bankruptcy was discharged within two years from the date of case number assignment, the mortgage must be downgraded to a 'Refer' and manually underwritten.
Credit Event	FHA TOTAL Mortgage Scorecard	Manual Underwriting							
Housing Delinquency	No housing delinquency or new public records since discharge of bankruptcy, foreclosure, or deed-in-lieu.								
Chapter 7 Bankruptcy	If the bankruptcy was discharged within two years from the date of case number assignment, the mortgage must be downgraded to a 'Refer' and manually underwritten.	<p>Discharged > Two Years Before Case Number Assignment</p> <ul style="list-style-type: none"> ▪ Borrower must have re-established good credit or ▪ Borrower chose not to incur new credit obligations <p>Discharged >12 Months & < Two Years</p> <ul style="list-style-type: none"> ▪ Document extenuating circumstances ▪ Documented ability to manage credit 							

FHA Program Summary & Overlays

The following is an overview of core guidelines and overlays. See the Guide for full program requirements.

Topic	Description			
Significant Derogatory Credit	Credit Event	FHA TOTAL Mortgage Scorecard	Manual Underwriting	
	Chapter 13 Bankruptcy	If the bankruptcy was discharged within two years from the date of case number assignment, the mortgage must be downgraded to a 'Refer' and manually underwritten.	<p>Discharged < Two Years</p> <ul style="list-style-type: none"> ▪ Document the discharge date ▪ Document that all required payments were made on time <p>During Payout Period</p> <ul style="list-style-type: none"> ▪ >12 months satisfactory payment history and ▪ Written permission from the Bankruptcy Court to enter into a mortgage transaction 	
	Forbearance Plan	<ul style="list-style-type: none"> ▪ A borrower granted mortgage payment forbearance and continues to make payments as agreed under the terms of the original Note shall be treated as if not in forbearance provided the forbearance plan is terminated prior to closing. ▪ A borrower who was granted a mortgage payment forbearance must have met the requirements below for the applicable transaction type <ul style="list-style-type: none"> ○ Purchase, Rate/Term and Simple Refinance: <ul style="list-style-type: none"> ▪ Completed the forbearance plan on the subject property, and ▪ Made at least three consecutive mortgage payments within the month due since completing the forbearance plan 		
		<ul style="list-style-type: none"> ○ Cash-Out Refinance: <ul style="list-style-type: none"> ▪ Completed the forbearance plan on subject property, and ▪ Made at least 12 consecutive mortgage payments within the month due since completing the forbearance plan 	<ul style="list-style-type: none"> ○ Cash-Out Refinance: <ul style="list-style-type: none"> ▪ Ineligible for manual underwriting 	
	<ul style="list-style-type: none"> ▪ Where a mortgage reflects payments under a forbearance plan within 12 months prior to case number assignment, obtain <ul style="list-style-type: none"> ○ Copy of forbearance plan (<i>not required if result of COVID-19 National Emergency</i>) and ○ Evidence of the payment amount and date of payments during the forbearance term 			
Foreclosure, Short-Sale, or Deed-in-Lieu (DIL)	Document in file the date of the transfer deed to mark beginning of waiting period. Before the FHA Case Number assignment, the three-year waiting period must have elapsed. If the borrower had a foreclosure, a DIL of foreclosure or a short sale in which title transferred from the borrower within three years of case number assignment, the loan must be downgraded to a 'Refer' and manually underwritten.	<p>If < three-years</p> <p>Foreclosure (FC) or DIL</p> <ul style="list-style-type: none"> ▪ Document extenuating circumstances and borrower re-established good credit ▪ Multiple FC <i>ineligible</i> for exception <p>Short-Sale</p> <ul style="list-style-type: none"> ▪ Borrower current on all mortgage and installment payments made within 12-month period of short-sale, or ▪ Documented extenuating circumstances and borrower re-established good credit 		

FHA Program Summary & Overlays

The following is an overview of core guidelines and overlays. See the Guide for full program requirements.

Topic	Description		
Significant Derogatory Credit	Credit Event	FHA TOTAL Mortgage Scorecard	Manual Underwriting
	Delinquent Federal Non-Tax Debt	All delinquent federal non-tax debt must be paid. Federal non-tax debt in repayment may remain if regular payments have been made: <ul style="list-style-type: none"> ▪ A written payment agreement is documented ▪ Verification of payments made as agreed for at least three months, not prepaid ▪ DTI ratio includes the agreed payment amount 	
	Tax Liens	Tax liens may remain unpaid if <ul style="list-style-type: none"> ▪ A written payment agreement is documented ▪ Verification of payments made as agreed for at least three months, not prepaid ▪ DTI ratio includes the agreed payment amount 	
Income Documentation	<ul style="list-style-type: none"> ▪ FHA TOTAL Mortgage Scorecard/AUS 'Approve/Accept' must follow findings. Otherwise, see manual underwriting requirements below ▪ Employment related income documentation to cover most recent two years: <ul style="list-style-type: none"> ○ Traditional Written VOE and one month of paystubs w/YTD information, or ○ Alternative Verbal VOE and one month of paystubs w/YTD and W2 forms (re-verification required 10 days prior to closing) ▪ Self-employed with >=25% ownership interest for the past two+ years is considered stable, and <ul style="list-style-type: none"> ○ If self-employed less than two years, but more than one year – must document two years of successful self-employment in similar line of work ○ If self-employed less than one year, may not consider in effective income ○ Two-years personal and corporate tax returns, year-to-date financial statements, or business credit report may be required ▪ Borrowers employed by family-owned business must provide personal tax returns ▪ See FHA HUD Handbook for income analysis and additional requirements for overtime, bonus, part-time, effective, seasonal, retirement, social security, alimony, child support, rental or any other income sources and requirements not addressed and also see the <i>FHA – Income & Employment</i> Section in <i>Chapter 5 – Programs</i> of the Homepoint Guide 		
Maximum Financed Properties	A borrower may have one FHA-insured mortgage. See FHA HUD Handbook for allowed exceptions.		
Homepoint Financed Properties	Homepoint will finance no more than five mortgages to the same borrower.		
HUD REO Transaction	Additional requirements apply to HUD REO properties. See FHA HUD Handbook Section II.A.8.o for additional information.		
Asset Requirements and Reserves	<ul style="list-style-type: none"> ▪ The amount of assets/reserves required is determined by AUS except as described below. In general, a 3.5% Minimum Required Investment (MRI) from the borrower and sufficient funds to close required ▪ See reserve requirements in <i>FHA – Reserves Subsection</i> in the <i>Assets & Credits</i> Section in <i>Chapter 5 – Programs</i> Chapter in the Homepoint Guide ▪ Gift funds permitted on FHA TOTAL Mortgage Scorecard/AUS 'Approve/Accept' transactions from acceptable donors and may not be provided by persons/entities of interest including the seller, agent, broker, builder, etc. A gift letter signed by borrower and donor and evidence of transfer of funds is required ▪ Gift funds permitted on manual underwriting; may not be used to satisfy reserve requirements ▪ For recently opened accounts and recent large individual deposits >1% of Adjusted Value of subject property, must document the deposits and verify no debts were incurred to obtain any part of MRI ▪ See FHA HUD Handbook for additional requirements for cash on hand, employers' programs, unique savings, grants, gifts of equity or any other asset sources and requirements not addressed and also see the <i>FHA – Assets & Credits</i> Section in <i>Chapter 5 – Programs</i> Chapter in the Homepoint Guide 		

FHA Program Summary & Overlays

The following is an overview of core guidelines and overlays. See the [Guide](#) for full program requirements.

Topic	Description		
Property 'Flipping' Policy	<ul style="list-style-type: none"> ▪ Properties sold within 90 days of purchase not permitted ▪ Properties sold <180 days after purchase may not be manually underwritten. Must have AUS 'Accept' or 'Approve' ▪ 3 to 4-unit properties sold within 12 months of purchase, not permitted ▪ A second full appraisal from a different appraiser is required if the resale price is >=100% of the original purchase price. Borrower may not be charged for the second appraisal <p>Also see the <i>FHA – Financing Restrictions</i> Section in <i>Chapter 5 – Programs</i> in the Homepoint Guide.</p>		
Appraisals	<ul style="list-style-type: none"> ▪ Full appraisal accompanied by Form 1004MC required for all submissions ▪ FHA appraiser who performed original appraisal, if currently in good standing on the FHA Appraiser Roster, may use Part A (Summary Appraisal Update Report) or Part B (Completion Report). Any other FHA appraiser, currently in good standing on the FHA Appraiser Roster, must use Part B ▪ An appraiser may perform an update of a previously completed appraisal using the Fannie Mae Form 1004D or Freddie Mac Form 442 		
Repair Escrow Holdbacks	See Section 818 <i>Repair Escrow Holdbacks</i> in the Homepoint Guide.		
Completion Escrow Holdbacks	See Section 819 <i>Completion Escrows Holdbacks</i> in the Homepoint Guide.		
Mortgage Credit Certificate	Mortgage Credit Certificate (MCC) permitted for Delegated underwriting only.		
Resources	<table border="0" style="width: 100%;"> <tr> <td style="vertical-align: top; width: 50%;"> <ul style="list-style-type: none"> ▪ FHA HUD Handbook ▪ FHFA Conforming Loan Limits ▪ FHA Loan Limits at FHA Mortgage Limits ▪ HUD Credit Alert System (CAIVRS) </td> <td style="vertical-align: top; width: 50%;"> <ul style="list-style-type: none"> ▪ HUD Limited Denial of Participation (LDP) ▪ GSA System for Award Management (SAM) ▪ HUD FHA FAQ </td> </tr> </table>	<ul style="list-style-type: none"> ▪ FHA HUD Handbook ▪ FHFA Conforming Loan Limits ▪ FHA Loan Limits at FHA Mortgage Limits ▪ HUD Credit Alert System (CAIVRS) 	<ul style="list-style-type: none"> ▪ HUD Limited Denial of Participation (LDP) ▪ GSA System for Award Management (SAM) ▪ HUD FHA FAQ
<ul style="list-style-type: none"> ▪ FHA HUD Handbook ▪ FHFA Conforming Loan Limits ▪ FHA Loan Limits at FHA Mortgage Limits ▪ HUD Credit Alert System (CAIVRS) 	<ul style="list-style-type: none"> ▪ HUD Limited Denial of Participation (LDP) ▪ GSA System for Award Management (SAM) ▪ HUD FHA FAQ 		
Overlays to guidelines identified with red font . Current changes identified with green font . See FHA HUD Handbook for additional requirements or any policy not addressed. Homepoint has sole discretion for final underwriting decision.			

Equal Housing Opportunity. This matrix is to be used as a quick reference only and does not replace program/agency guidelines. Refer to our program guidelines online for details. This information is not an advertisement to extend consumer credit as defined by Sec. 1026.2 of Regulation Z.