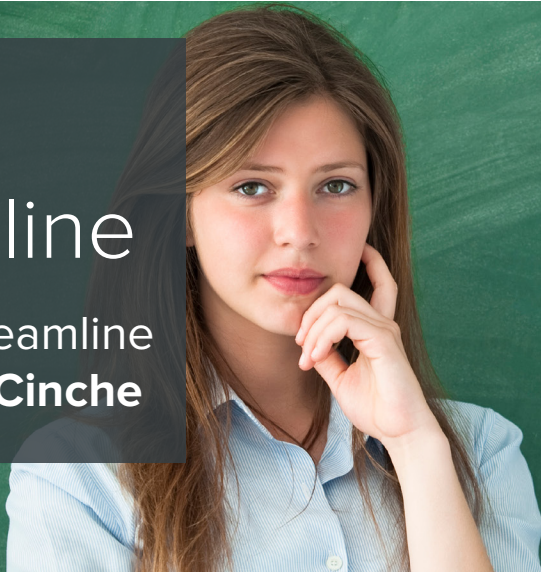


FHA Streamline

Our FHA Streamline Loans are a **Cinche**



We have several FHA Streamline options based on your borrower's situation!

	Credit Qualifying Streamline Refi	Non-Credit Qualifying Streamline Refi - Non-Portfolio Loan	Non-Credit Qualifying Streamline Refi - Portfolio Loan*
FICO	580 ¹ minimum FICO	620 minimum FICO	No minimum FICO
Mortgage History Submit full tri-merge.	≥640 ¹ : Follow FHA guidelines 620-639 ¹ : 2x30x12 if seasoned 12+ mo. ⁴ ; 0x30x12 if seasoned <12 mo. 580-619 ¹ : 1x30x12 if seasoned 12+ mo.; 0x30x12 if seasoned <12 mo.	≥640 ¹ : Follow FHA guidelines 620-639 ¹ : 1x30x12 if seasoned 12+ mo.; 0x30x12 if seasoned <12 mo.	Follow FHA guidelines
Mortgage Seasoning	Min. 6 months	Min. 6 months	Min. 6 months
Income / Employment Docs	Wage Earner: YTD pay stub, 2 years W2, & Verbal VOE Self Employed: 2 years tax returns or standard FHA docs for other income	Wage Earner: Verbal VOE - 1 year employment. Company change accepted with similar line of work without any gaps. Self Employed: Verbal VOE- Min. 2 years at same company. Other Sourced Income: Follow FHA guidelines.	No income docs
Qualifying Ratios	Up to 40/50 DTI based on compensating factors	Not calculated	Not calculated

*Must be a Shellpoint Serviced New Penn Financial loan

1. A full review of the borrower's credit profile will be completed. Borrowers with limited depth of credit or with layered risk characteristics must be reviewed for strong compensating factors. Manual Downgrades are not permitted
2. CLTV may exceed 100% with the use of an approved government second or down payment assistance program. Other secondary financing (including seconds from non-profits) are subject to a maximum CTLV is 100%
3. FICO score < 580 must receive Approve/Eligible or Accept score
4. Most recent 4 payments at time of case assignment must be 0x30. For FHA streamline refinances FHA requires most recent 6 payments prior to case assignment to be 0x30.
5. Principal balance may not exceed original loan amount of loan being refinanced
6. See section 2.11 for additional details

CONTACT ME TODAY!