

## Cash-Out/Non Streamline - Refinance Maximum Mortgage Worksheet # 2

(Full Credit Qualifying)

### Owner-Occupied Principal Residences

<b>2-A.</b>	<b>Cash-Out Refinance according to ML 2005-43</b>		
\$		Appraised	
X	85.00%	<b>1.00% UFMIP</b>	
=	\$	Maximum Mortgage Amount BEFORE UFMIP	

#### REQUIREMENTS:

#### ML 2005-43

- The subject property must have been owned by the borrower as his/her primary residence for at least 12 months preceding the date of loan application.
- If property is encumbered by a mortgage, the borrower must have made all of his/her payments within the month due for the previous 12 months. [FYI: The Mortgage Pmt. (PITI) that was due on the 1<sup>st</sup> (if not already paid) can be included in the new loan amount, in addition up to 30 days interest for the current month.]
- The property that is security for the refinanced mortgage must be a 1- or 2-unit dwelling.
- Subordinate financing may remain in place. Maximum CLTV 85%.
- Any co-borrower or co-signer being added to the note must be an occupant of the property. Non-occupant owners may not be added in order to meet FHA's credit underwriting guidelines for the mortgage.

#### **\*\*The first and any subordinate liens when combined cannot exceed 85%.**

- Term of the new loan can be up to 30 years.
- Owner-occupants only. No investors. Non-profits not allowed.
- VOM or other documentation is required which includes principal balance, date loan originated, names of original borrowers and, type of loan. Other credit verifications are also required (VOE, VOD, etc.)
- There is no holding period, but if purchased within the past year, the calculation is the lesser of original sales price or appraised value.
- Subordinate financing may remain in place if it meets the criteria in 4155.1, 1-5 & 1-13.
- Social Security Numbers must be verified for all borrowers.