

## Power Alert Topics:

- I. HUD REO 15-year and 30-year Fixed Now Available**
- II. Underwriting Restrictions on HUD Properties**

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### I. HUD REO 15-year and 30-year Fixed Now Available

Effective Wednesday, June 16, 2010, Nationstar will offer HUD REO 15-year and 30-year fixed-rate products. Below are highlights:

- Minimum down payment is \$100 on qualified properties
- Repair Escrows allowed with the following conditions:
  - Max LTV = 110% (including closing costs, pre-paid expenses and repairs)
  - Allows escrow holdbacks for up to \$5,000 in repairs AND 10% reserves
- HUD REO properties are priced the same as our standard FHA loans
- Only allowed on properties listed on the HUD Sales Contract as “insurable”

Please [click here](#) and view #7 in our FHA matrix for additional information

### II. Underwriting Restrictions on HUD Properties

Nationstar will no longer allow FHA flips (properties with more than a 20% increase in market value in less than 90-days from the original purchase date).

- This change will not impact loans currently in the pipeline.
- Loan submissions under the current policy will be accepted in XpressQual through June 19, 2010; the actual loan packages must be received and submitted to registration by June 30, 2010.

Please [click here](#) to view our FHA matrix for additional information

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For more information, contact your Account Executive or visit us online.

**1.877.698.7300** ★ [nationstarbroker.com](http://nationstarbroker.com)



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