

**FHA Fixed Rate Program Matrix**

**PURCHASE**

Doc Type	Occupancy	Units	FICO	LTV/CLTV
Full	Primary Residence	1 - 4	600 <sup>1,2,3</sup>	96.5/105 <sup>3</sup>

**RATE TERM REFINANCE**

Doc Type	Occupancy	Units	FICO	LTV/CLTV
Full/Simple	Primary Residence	1 - 4	620 <sup>1</sup>	97.75/97.75
Streamline	Primary Residence	1 - 4	620	97.75/125 <sup>4</sup>
Streamline	Second Home <sup>5</sup>	1	620	97.75/125 <sup>4</sup>
Streamline	Investment Property	1 - 4	620	97.75/125 <sup>4</sup>

**CASH-OUT REFINANCE**

Doc Type	Occupancy	Units	FICO	LTV/CLTV
Full	Primary Residence	1 - 4	620 <sup>1</sup>	85/85

**Program Matrix Notes**

1. Refer to the below [Credit Supplement for FHA loans with FICO scores < 640](#)

If FICO < 620, and borrower is using Down Payment Assistance, then homebuyer education is required:

- All pre-purchase home-buyer education and counseling must be provided by a third party that is independent of the lender.
- The HUD.gov and National Industry Standards for Homeownership Education and Counseling websites provide contact information for organizations that provide Home-buyer education and counseling classes and organizations that provide HUD approved housing specialists to review the borrower's personal budget.
- Fees may be charged to the borrower for counseling and/or education; however, all fees must be fair, reasonable, and commensurate with the level of services provided. The borrower must be advised of the amount of fees prior to the delivery of any service.


3. [HUD \\$100 Down](#) - Min 640 FICO - Max LTV/CLTV is \$100 less the sales price or appraised value - Fixed Only - Program Code: FREOHBF30


4. Loans with LTVs greater than 97.75% are eligible for purchase provided the LTV is calculated in compliance with FHA guidelines. In order to lock a loan with American Lending please contact: [Lock@AmericanLending.com](mailto:Lock@AmericanLending.com)

Note: All Product Revised on 08/15/2017.

2900 Bristol St. BLDG. H, Suite 202  
Costa Mesa, CA 92626

 (949)342-1234 **Toll Free** (855)787-LOAN

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**Credit Supplement for FHA loans with FICO scores < 640**

(This policy does not apply for American Lending to American Lending Streamlines)

- Must receive an AUS accept.
- Gifts are allowed on loans with FICOs  $\geq$  620.
- Gifts are allowed on loans with FICOs  $\geq$  600 with at least one of the following:
  - Minimum 6 months' reserves or
  - Maximum 90% LTV/CLTV or
  - Residual income factor  $\geq$  125% of standard.

**Residual Income Table**

Region	States
Northeast	CT, MA, ME, NH, NJ, NY, PA, RI, VT
Midwest	IA, IL, IN, KS, MI, MN, MO, ND, NE, OH, SD, WI
South	AL, AR, DC, DE, FL, GA, KY, LA, MD, MS, NC, OK, PR, SC, TN, TX, VA, VI, WV
West	AK, AZ, CA, CO, HI, ID, MT, NM, NV, OR, UT, WA, WY

**Table of Residual Income by Region for loan amounts of \$79,999 and below**

Family Size	Northeast	Midwest	South	West
1	\$390	\$382	\$382	\$425
2	\$654	\$641	\$641	\$713
3	\$788	\$772	\$772	\$859
4	\$888	\$868	\$868	\$967
5	\$921	\$902	\$902	\$1,004
Over 5	Add \$75 for each additional member up to a family of seven.			

**Table of Residual Income by Region for loan amounts of \$80,000 and above**

Family Size	Northeast	Midwest	South	West
1	\$450	\$441	\$441	\$491
2	\$755	\$738	\$738	\$823
3	\$909	\$889	\$889	\$990
4	\$1,025	\$1,003	\$1,003	\$1,117
5	\$1,062	\$1,039	\$1,039	\$1,158
Over 5	Add \$80 for each additional member up to a family of seven.			

**FHA ARM Program Matrix**

**PURCHASE**

Doc Type	Occupancy	Units	FICO	LTV/CLTV
Full	Primary Residence	1 - 4	620 <sup>1</sup>	96.5/105 <sup>3</sup>

**RATE TERM REFINANCE**

Doc Type	Occupancy	Units	FICO	LTV/CLTV
Full/Simple	Primary Residence	1 - 4	620 <sup>1</sup>	97.75/97.75
Streamline	Primary Residence	1 - 4	620	97.75/125 <sup>2</sup>

**CASH-OUT REFINANCE**


Doc Type	Occupancy	Units	FICO	LTV/CLTV
Full	Primary Residence	1 - 4	620 <sup>1</sup>	85/85


**Program Matrix Notes**

1. For loans with FICO scores < 640, manual underwrites are not allowed.
2. Loans with LTVs greater than 97.75% are eligible for purchase provided the LTV is calculated in compliance with FHA guidelines. In order to lock a loan with American Lending please contact:  
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**Purchase/Refinances including Streamlines and Simple Refinance Endorsed After May 31, 2009:**

**LOAN TERMS > 15 YEARS**

Base Loan Amount	LTV	UFMIP	Annual Case Numbers assigned on/after January 26, 2015	Annual Duration
> \$625,500	> 95% LTV	1.75%	1.05%	Mortgage Term
> \$625,500	90.01% to 95% LTV	1.75%	1.00%	Mortgage Term
> \$625,500	≤ 90% LTV	1.75%	1.00%	11 Years
≤ \$625,500	> 95% LTV	1.75%	0.85%	Mortgage Term
≤ \$625,500	90.01% to 95% LTV	1.75%	0.80%	Mortgage Term
≤ \$625,500	≤ 90% LTV	1.75%	0.80%	11 Years

**LOAN TERMS ≤ 15 YEARS**

Base Loan Amount	LTV	UFMIP	Annual Case Numbers assigned on/after January 26, 2015	Annual Duration
> \$625,500	> 90% LTV	1.75%	0.95%	Mortgage Term
> \$625,500	78.01% to 90% LTV	1.75%	0.70%	11 Years
> \$625,500	≤ 78% LTV	1.75%	0.45%	11 Years
≤ \$625,500	> 90% LTV	1.75%	0.70%	Mortgage Term
≤ \$625,500	≤ 90% LTV	1.75%	0.45%	11 Years

**Streamline Refinance and Simple Refinance Mortgages used to refinance a previous FHA loan endorsed on or before May 31, 2009:**

Base Loan Amount	LTV	UFMIP	Annual Case Numbers assigned on/after June 03, 2013	Annual Duration
Any loan amount	> 90%	0.01%	0.55%	Mortgage Term
Any loan amount	≤ 90%	0.01%	0.55%	11 Years

For Mortgages where FHA does not require an appraisal, the value from the previous Mortgage is used to calculate the LTV.

Closing Month	First Payment Date	Initial Interest Adjustment Date (must be at least 60 months, but no more than 66 months after the first payment date)	American Lending Purchase By Date
Nov-16	1/1/2017	4/1/2022	2/15/2017
Dec-16	2/1/2017	4/1/2022	2/15/2017
Jan-17	3/1/2017	4/1/2022	2/15/2017
Feb-17	4/1/2017	7/1/2022	5/15/2017
Mar-17	5/1/2017	7/1/2022	5/15/2017
Apr-17	6/1/2017	7/1/2022	5/15/2017
May-17	7/1/2017	10/1/2022	8/15/2017
Jun-17	8/1/2017	10/1/2022	8/15/2017
Jul-17	9/1/2017	10/1/2022	8/15/2017
Aug-17	10/1/2017	1/1/2023	11/15/2017
Sep-17	11/1/2017	1/1/2023	11/15/2017
Oct-17	12/1/2017	1/1/2023	11/15/2017



Product Detail	Product Guidelines
<b>ARM Qualification</b>	Qualify at initial Note rate
<b>AUS</b>	<ul style="list-style-type: none"> <li>• DU or LP/LPA Approve/Accept recommendations are allowed.</li> <li>• Manual downgrades are allowed; however, the Approve/Accept recommendation findings must be included in the file.</li> <li>• Manual underwrites are allowed. Loans must be ran through AUS first and receive a Refer recommendation. The Refer findings must be included in the file.</li> <li>• Manual underwrites allowed on:               <ul style="list-style-type: none"> <li>◦ Streamline transactions</li> <li>◦ Full documentation loans with FICOs &gt; 640</li> </ul> </li> </ul>
<b>Ability to Repay/Qualified Mortgage Rule</b>	<ul style="list-style-type: none"> <li>• American Lending will purchase only Safe Harbor Qualified Mortgages as defined under HUD and the Dodd-Frank Wall Street Reform and Consumer Protection Act.</li> </ul>
<b>Age of Documents</b>	<ul style="list-style-type: none"> <li>• 120 days for new and existing construction from the date the note is signed.</li> <li>• Preliminary Title Policies must be no more than 180 days old on the date the Note is signed.</li> </ul>
<b>Amortization Type</b>	Fixed and Adjustable
<b>Appraisals</b>	<ul style="list-style-type: none"> <li>• FHA appraisal transfers are allowed when the case number is transferred from one lender to another per FHA guidelines. The appraisal must be transferred to the second mortgagee within five business days.</li> <li>• A full appraisal (e.g. form 1004 or equivalent, accompanied by form 1004MC) is required for all submissions (except streamlines).</li> <li>• The FHA appraiser, who performed the 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, may only use Part B.</li> <li>• Streamlines are allowed without an appraisal</li> </ul> <p><b>Unpermitted Property Additions</b></p> <p>Properites with "unpermitted" structural additions are allowed under the following conditions:</p> <ul style="list-style-type: none"> <li>• The subject addition complies with all investor guidelines;</li> <li>• The quality of the work is described in the appraisal and deemed acceptable ("workmanlike quality") by the appraiser;</li> <li>• The addition does not result in a change in the number of units comprising the subject property (e.g. a 1 unit converted into a 2 unit).</li> <li>• If the appraiser gives the unpermitted addition value, the appraiser must be able to demonstrate market acceptance by the use of comparable sales with similar additions and state the following in the appraisal:               <ul style="list-style-type: none"> <li>◦ Non-Permitted additions are typical for the market area and a typical buyer would consider the "unpermitted" additional square footage to be part of the overall square footage of the property.</li> <li>◦ The appraiser has no reason to believe the addition would not pass inspection for a permit.</li> </ul> </li> </ul>

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Product Detail	Product Guidelines
<b>Assignment of Mortgages</b>	All loans must be registered with MERS at time of delivery and a MERS transfer of beneficial rights and transfer of servicing right must be initiated by the Seller, within 24-hours of purchase.
<b>Assumability</b>	<ul style="list-style-type: none"> <li>• Government programs are assumable.</li> </ul>
<b>Borrower Eligibility</b>	<ul style="list-style-type: none"> <li>• U.S. citizens</li> <li>• All borrowers must have a social security number</li> <li>• Permanent resident aliens, with proof of lawful permanent residence</li> <li>• Non-permanent resident alien:             <ul style="list-style-type: none"> <li>○ FHA insures mortgages made to non-permanent resident aliens provided that:                 <ul style="list-style-type: none"> <li>- The property will be the borrower's principal residence,</li> <li>- The borrower has a valid SSN, except for those employed by the World Bank, a foreign embassy, or equivalent employer identified by HUD and</li> <li>- The borrower is eligible to work in the U.S., as evidenced by an Employment Authorization Document (EAD) <b>or</b> acceptable visa (see necessary documentation below) issued by the (USCIS).</li> <li>- EADs are permitted as long as they meet the following criteria:                     <ul style="list-style-type: none"> <li>- If the borrower has &lt; 2 years within the US, a copy of the Passport used to enter the country and a copy of the 1-94, issued by USCIS are required.</li> <li>- If the borrower has ≥ 2 years within the US, a copy of the current and previous EAD cards are required.</li> </ul> </li> </ul> </li> <li>○ The Social Security card cannot be used as evidence of work status. Although Social Security cards may indicate work status, such as "not valid for work purposes," an individual's work status may change without the change being reflected on the actual Social Security card.</li> <li>○ When utilizing an acceptable visa, a copy of the unexpired visa and a copy of the passport must be included in the loan file. Acceptable visa classifications include:                 <ul style="list-style-type: none"> <li>- A series (A-1, A-2, A-3) E Series (E-1, E-2) Treaty Trader</li> <li>- G Series (G-1, G-2, G-3, G-4, G-5) H-1, Temporary Worker</li> <li>- L-1, Intra-Company Transferee TN, NAFTA visa</li> <li>- TC, NAFTA visa</li> </ul> </li> <li>○ I-797 documents can be utilized in lieu of a VISA if it meets the following criteria:                 <ul style="list-style-type: none"> <li>- I-797 evidences an approval for an acceptable VISA class</li> <li>- The approval term is not expired</li> <li>- Visa extension is current with an end date that meets American Lending policy</li> </ul> </li> <li>○ If the authorization for temporary residency status will expire within 3 months and a prior history of residency status renewals exists, continuation may be assumed. If there are no prior renewals, proof of a three year continuance must be determined, based on information from USCIS.</li> <li>○ An individual classified under Diplomatic Immunity, Temporary Protected Status, Deferred Enforced Departure, or Humanitarian Parole is not eligible. Non-Lawful Residency - Non-U.S. citizens that do not have lawful residency in the U.S. are not eligible for FHA-insured mortgages.</li> </ul> <p><b>Streamlines:</b></p> <ul style="list-style-type: none"> <li>• A Borrower on the Mortgage to be paid may be removed from title and new Mortgage in cases of divorce, legal separation or death when:             <ul style="list-style-type: none"> <li>○ the divorce decree or legal separation agreement awarded the Property and responsibility for payment to the remaining Borrower, if applicable; and</li> </ul> </li> </ul> </li></ul>

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	<ul style="list-style-type: none"> <li>○ the remaining Borrower can demonstrate that they have made the Mortgage Payments for a minimum of six months prior to case number assignment.</li> <li>• Borrower(s) can be added as long as the existing borrowers remain on the note and deed. Credit qualifying is not required to add a borrower.</li> </ul>
<b>CAPS</b>	1/1/5
<b>Condominiums</b>	<ul style="list-style-type: none"> <li>• Must be located in an FHA approved Condominium Project</li> <li>• HUD REOs do not require FHA Condominium Project approval</li> <li>• Condominiums involved in minor litigation subject to DE approval and in accordance with FHA requirements</li> <li>• Projects located in Hawaii               <ul style="list-style-type: none"> <li>○ Many projects located in Hawaii are subject to ground leases. There are also projects that will have a mixture of both fee simple and ground lease units within the same project. Many of the ground leases are not compliant with FHA. Therefore, it is extremely important if the unit is subject to a ground lease, a copy of the ground lease and all amendments, riders and subleases must be obtained along with other applicable condominium documents. If the ground lease is found to be non-compliant and the lessor is unwilling to agree to amend the lease to bring it into compliance with the applicable FHA guidelines, the ground lease cannot be approved.</li> </ul> </li> </ul>
<b>Credit</b>	<ul style="list-style-type: none"> <li>• Each borrower must have at least one credit score to be eligible</li> <li>• A full tri-merge credit report is required for all borrowers on all transactions. For Non-Credit Qualifying Streamline Refinance transactions, a mortgage only tri-merge credit report is required to verify a 12-month mortgage history and a credit score for each borrower.</li> <li>• Non-traditional Credit not allowed</li> <li>• Credit report inquiries must be reviewed per FHA guidelines.</li> </ul>
<b>Derogatory Credit</b>	<ul style="list-style-type: none"> <li>• Bankruptcy, Foreclosure, Deed in Lieu/Short Sale: Per AUS or the 4000.1 for manually downgraded and manually underwritten loans.</li> <li>• All judgements must be paid.</li> <li>• FHA non-credit qualifying streamline transactions: Bankruptcy and foreclosure waiting periods do not apply. FHA guidelines may be followed.</li> </ul>
<b>Documentation</b>	<ul style="list-style-type: none"> <li>• Full</li> <li>• Simple</li> <li>• Streamline</li> <li>• For credit documentation requirements, follow Total Scorecard for AUS approved loans or the 4000.1 for the manually underwritten loans.</li> </ul>
<b>Down Payment Assistance</b>	<ul style="list-style-type: none"> <li>• Down Payment Assistance programs are permitted in accordance with FHA Guidelines.</li> <li>• Mortgage Credit Certificates (MCCs) are not allowed.</li> </ul>
<b>Employment Verification</b>	<ul style="list-style-type: none"> <li>• Follow FHA.</li> <li>• Marijuana Related Business (MRB) employment and income is not permitted.</li> </ul>

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<b>Escrow Accounts</b>	Escrow Impounds Accounts must be established for taxes and insurance premiums in accordance with FHA Guidelines.
<b>Escrow Holdbacks</b>	<ul style="list-style-type: none"> <li>• If adverse weather conditions prevent completion of the repairs, American Lending will permit escrow accounts established by the Seller for postponed improvements provided they comply with FHA requirements. American Lending will leave the work of managing the escrow funds with the Seller at time of loan funding. It will be the Seller's responsibility to monitor and disburse the funds in escrow and provide American Lending with a clear final inspection.</li> <li>• Additional requirements:               <ul style="list-style-type: none"> <li>◦ American Lending will issue a post funding condition for 1004D confirming completion will be placed on loans where appraisal is "subject to" completion of improvements.</li> <li>◦ American Lending will issue a post funding condition for a final title policy endorsement that ensures the priority of the first lien.</li> </ul> </li> <li>• HUD REOs max allowable escrow holdback is \$10,000.</li> </ul>
<b>Exclusionary Lists</b>	Streamlines: <ul style="list-style-type: none"> <li>• HUD's CAIVRS does not need to be checked</li> <li>• The HUD Limited Denial of Partnership (LDP) list and the General Services Administration (GSA) lists must be reviewed for all loans, if any party to the transaction, including the borrower(s), is reflected on these lists, the loan is not eligible.</li> </ul>
<b>FICO</b>	Refer to the <a href="#">LTV Matrix</a> .
<b>Financing Concessions</b>	Financing concessions cannot exceed 6% of the adjusted value.
<b>High Cost / High Priced Mortgage Loans</b>	American Lending will not purchase mortgage loans that fall within the rebuttable presumption standard or high cost loans. American Lending will purchase FHA HPML loans that fall within the Safe Harbor Threshold.
<b>HUD \$100 Down - FROF30</b>	<ul style="list-style-type: none"> <li>• Fixed Rate Mortgage only</li> <li>• FICO restrictions apply, refer to the <a href="#">Program Matrix</a></li> <li>• For additional guidelines, refer to FHA.</li> </ul>
<b>Identity of Interest Transaction</b>	<ul style="list-style-type: none"> <li>• For the purpose of Identity of Interest transactions, the definition of family member includes: a child, parent, or grandparent; a child is defined as a son, stepson, daughter, or stepdaughter; a parent or grandparent includes a step-parent/grandparent or foster parent/grandparent; spouse or domestic partner; legally adopted son or daughter, including a child who is placed with the Borrower by an authorized agency for legal adoption; foster child; brother, stepbrother; sister, stepsister; uncle; aunt; or son-in-law, daughter-in-law, father-in-law, mother-in-law, brother-in-law, or sister-in-law of the Borrower.</li> <li>• As stated in handbook HUD 4000.1, identity-of-interest transactions may result in a reduced maximum loan-to-value.</li> <li>• Employee loans are not considered identity of interest transactions.</li> </ul>

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Product Detail	Product Guidelines
<b>Index</b>	1 Year Treasury
<b>Lien Position</b>	First
<b>Loan Limits</b>	FHA mortgage limits for all areas: <a href="https://entp.hud.gov/idapp/html/hicostlook.cfm">https://entp.hud.gov/idapp/html/hicostlook.cfm</a> Streamlines: Lenders to follow guidance provided within ML 11-29 for FHA to FHA Refinance for existing loan balances exceeding Permanent FHA loan limits.
<b>Margin</b>	2.00
<b>Maximum Loan Amount</b>	The base loan amount cannot exceed the lesser of the statutory loan limit for area or the conforming limit.
<b>Minimum Loan Amount</b>	\$100,000
<b>Mortgage Products, Eligible</b>	<ul style="list-style-type: none"> <li>• Section 203 (b) Basic with ADP code of 703</li> <li>• Section 203 (b) Basic with ADP code of 729</li> <li>• Section 234 (c) Condominiums with ADP codes of 734</li> </ul>
<b>Mortgage Products, Ineligible</b>	Any FHA programs/mortgage types identified in the FHA Handbook that are not specifically allowed in the Eligible Mortgage Types above.
<b>Occupancy</b>	<ul style="list-style-type: none"> <li>• Primary Residence</li> <li>• Second Home (Fixed only)</li> <li>• Investment Property (Fixed only)</li> </ul>
<b>Program Codes and Terms</b>	<p><b>Fixed:</b></p> <ul style="list-style-type: none"> <li>• F 15: 11-15 year terms</li> <li>• F 20: 16-20 year terms</li> <li>• F 25: 21-25 year terms</li> <li>• F30: 26-30 year terms</li> </ul> <p><b>HUD \$100 Down:</b></p> <ul style="list-style-type: none"> <li>• FREQ30: 16-30 year terms</li> </ul> <p><b>ARM:</b></p> <ul style="list-style-type: none"> <li>• FT5: 30 year term</li> </ul> <p>Only whole year terms allowed.</p> <ul style="list-style-type: none"> <li>• Streamlines: The maximum term is the lesser of <ul style="list-style-type: none"> <li>○ 30 years, or</li> <li>○ 12 years beyond the remaining term of the existing loan.</li> </ul> </li> </ul>

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Product Detail	Product Guidelines
<p><b>Property, Eligible Types</b></p>	<ul style="list-style-type: none"> <li>• Single Family (Detached, Attached)</li> <li>• PUD (Detached, Attached)</li> <li>• FHA-approved Condominium (Detached, Attached)</li> <li>• Modular Home</li> <li>• 2-4 Units</li> <li>• Rural Properties (in accordance with agency Guidelines, loans must be residential in nature)</li> </ul>
<p><b>Property, Ineligible Types</b></p>	<ul style="list-style-type: none"> <li>• Manufactured homes (built on a permanent chassis and attached to permanent foundations)</li> <li>• Mobile Homes</li> <li>• Cooperatives</li> <li>• Condotels</li> <li>• Hotel Condominiums</li> <li>• Timeshares</li> <li>• Geodesic Domes</li> <li>• Working Farms and Ranches</li> <li>• Unimproved Land and property currently in litigation</li> <li>• Section 8 Housing</li> </ul>
<p><b>Property Flipping Policy</b></p>	<p>FHA has placed certain time restrictions and additional documentation requirements on purchase transactions involving the resale of an existing property. The resale period is assessed from the seller's date of acquisition (settlement date) to the new purchase date (execution date on the contract). The flipping requirements do not apply to a builder selling a newly built home or building a home for a borrower.</p> <p><b>Resale Time Restriction - 90 days or less</b></p> <ul style="list-style-type: none"> <li>• A Property that is being resold 90 Days or fewer following the seller's date of acquisition is not eligible for an FHA-insured Mortgage.</li> </ul> <p><b>Resales Occuring Between 91 Days and 180 Days After Acquisition</b></p> <ul style="list-style-type: none"> <li>• A Mortgagee must obtain a second appraisal by another Appraiser if: <ul style="list-style-type: none"> <li>◦ the resale date of a Property is between 91 and 180 Days following the acquisition of the Property by the seller; and</li> <li>◦ the resale price is 100 percent or more over the price paid by the seller to acquire the Property.</li> </ul> </li> <li>• If the second appraisal supports a value of the Property that is more than 5 percent lower than the value of the first appraisal, the lower value must be used as the Property Value in determining the Adjusted Value.</li> <li>• The cost of the second appraisal may not be charged to the Borrower.</li> </ul>
<p><b>Ratios</b></p>	<ul style="list-style-type: none"> <li>• As determined by AUS or the 4000.1 for manually underwritten loans.</li> <li>• Non-credit qualifying streamlines: DTI not calculated.</li> </ul>
<p><b>Seasoned Loans</b></p>	<p>Please refer to the American Lending's Seasoned Loan Policy located in the American Lending Seller Guide for requirements and loan-level price adjustments (if applicable).</p>

Product Detail	Product Guidelines
<b>State Restrictions</b>	<ul style="list-style-type: none"> <li>• Hawaii               <ul style="list-style-type: none"> <li>○ The Appraiser must review the U.S. Geological Survey (USGS) Lava Flow Hazard Zone maps.</li> <li>○ Properties in lava flow zones 3 through 9 are eligible for financing with sufficient Hawaii Property Insurance.</li> <li>○ The Appraiser must report in the Comments section that the property is in the Lava Flow Hazard Zone and provide the Zone number.</li> </ul> </li> </ul>
<b>Secondary Financing</b>	<ul style="list-style-type: none"> <li>• Subordinate financing and Down Payment Assistance programs are permitted in accordance with Agency Guidelines.</li> <li>• Mortgage Credit Certificates (MCCs) are not allowed.</li> </ul>
<b>Tax Transcripts</b>	<ul style="list-style-type: none"> <li>• Tax transcripts are required for the most recent year of income submitted in the file. W2 transcripts are allowed for salaried borrowers.</li> <li>• Generally, when the documentation used to verify income is from the same calendar period as the tax transcript, the information must match exactly. However, if the income documentation is from the current calendar year and the transcript is from a prior year, there can be acceptable variances. If this variance exceeds 20%, document the rationale for using current income.</li> <li>• If tax transcripts are not available (due to a recent filing) a copy of the IRS notice showing "No record of return filed" is required along with documented acknowledgement receipt (such as IRS officially stamped tax returns or evidence that the return was electronically received) from the IRS and the previous year's tax transcript.</li> <li>• A 4506-T, signed at application and closing, is required for all transactions per AUS findings. (except Streamline Refinances).</li> </ul>
<b>Term</b>	<ul style="list-style-type: none"> <li>• FHA Fixed: 15, 20, 25, 30 years</li> <li>• Streamlines: The maximum term is the lesser of               <ul style="list-style-type: none"> <li>○ 30 years, or</li> <li>○ 12 years beyond the remaining term of the existing loan.</li> </ul> </li> <li>• HUD \$100 Down: 30 year Fixed</li> <li>• FHA ARM: 30 years</li> </ul>
<b>Transaction Types</b>	<ul style="list-style-type: none"> <li>• Purchase:               <ul style="list-style-type: none"> <li>○ Mortgage history: Follow Total Scorecard.</li> </ul> </li> <li>• Rate Term Refinance               <ul style="list-style-type: none"> <li>○ Proceeds can be used to Pay off the FHA mortgage; any junior liens over 12 months; HELOCs for purposes of repairs and rehabilitation of the property; HELOCs with no draw &gt; \$1000 in the past 12 months; interest; late charges; escrow shortages; allowed costs include all Borrower paid costs associated with the new Mortgage; and Borrower-paid repairs required by the appraisal.</li> <li>○ Disburse cash out to the Borrower in an amount not to exceed \$500</li> <li>○ Mortgage history: Follow Total Scorecard.</li> </ul> </li> <li>• Simple Refinance:               <ul style="list-style-type: none"> <li>○ Proceeds can be used to Pay off the FHA mortgage; interest; late charges; escrow shortages; allowed costs include all Borrower paid costs associated with the new Mortgage; and Borrower-</li> </ul> </li> </ul>

2900 Bristol St. BLDG. H, Suite 202  
Costa Mesa, CA 92626

 (949)342-1234 **Toll Free** (855)787-LOAN

 (949)342-1235

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Product Detail	Product Guidelines
<p><b>Transaction Types</b></p>	<p>paid repairs required by the appraisal.</p> <ul style="list-style-type: none"> <li>o Disbursed cash out to the Borrower cannot exceed \$500.</li> <li>o Mortgage history: Follow Total Scorecard.</li> </ul> <ul style="list-style-type: none"> <li>• <b>Cash Out Refinance:</b> <ul style="list-style-type: none"> <li>o LTV is based on Appraised Value</li> <li>o Mortgage history: Borrower must be 0x30x12 on the subject mortgage history</li> <li>o Income from a non-occupant co-Borrower may not be used to qualifying</li> </ul> </li> <li>• <b>Streamline Refinance:</b> <ul style="list-style-type: none"> <li>o Streamline Refinance without appraisal is allowed</li> <li>o Credit Qualifying is allowed at the discretion of the DE. All existing overlays are still in effect.</li> <li>o Disbursed cash out to the Borrower cannot exceed \$500.</li> <li>o Loans with less than a 6 month payment history on the date of the FHA case number assignment are not eligible. Refer to the 4000.1 for the complete details.</li> </ul> </li> <li>• <b>Restructured or Short Payoffs</b> <ul style="list-style-type: none"> <li>o This transaction may not result in a modified loan, restructured loan or short payoff.</li> <li>o The subsequent refinance of a modified/restructured loan is allowed as long as the borrower has made timely mortgage payments on the modified/restructured loan in accordance with the modification agreement for the time period of modification in determining late housing payments.</li> </ul> </li> <li>• <b>NY CEMA refinance transactions are allowed.</b></li> <li>• <b>No Construction to Perm Loans</b></li> <li>• <b>No Energy Efficient Mortgage Loans</b></li> </ul>
<p><b>Up Front Mortgage Insurance Premium (UFMIP)</b></p>	<ul style="list-style-type: none"> <li>• A copy of the FHA Connection Case Query evidencing receipt of the UFMIP must be included in the loan file at the time of delivery.</li> </ul>