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PURCHASE ³					RATE/TERM REFINANCE					CASH-OUT REFINANCE
Occupancy	Units	FICO	Loan Amount ¹	LTV/CLTV	Occupancy	Units	FICO	Loan Amount ¹	LTV/CLTV	LTV/CLTV
Primary	1-4	Per AUS	FHA Loan Limit ²	96.50% / 110%	Primary	1-4	Per AUS	FHA Loan Limit ²	97.75% /110%	N/A

Footnote:

1. Minimum loan amount \$40,000.
2. Refer to for [FHA Mortgage Limits](#) by County.
3. LTV can exceed 96.50 if borrower is qualified for Sales Incentive for \$100 Down on HUD REO.

Appraisals	Purchase transactions require one value: After- Improved. HUD assumes the purchase price is the As-Is value and does not require an As-Is value on the appraisal. Refinance transactions may require two appraisals to established As-Is and After-Improved value. Refer to 4000.1 for details.
AUS Decision	All loans must be submitted to FHA Total Scorecard through DU or LPA. Please note that ARM products may only be submitted through DU. Manual Underwriting is permitted if the application does not exhibit more than two of the following risk factors: DTI > 45%; Utilization of Gift Funds; LTV within
CLTV/Secondary Financing	Maximum 110% CLTV allowed for all subordinate financing transactions.
Credit Score	Per TOTAL Scorecard Findings.
DTI	Per TOTAL Scorecard Findings.
Fees and Charges	Supplemental origination fee not to exceed the > \$350 or 1.5% of the total of the repairs, improvement costs and fees, Contingency Reserves and Mortgage Payment Reserves.
Hazard Insurance	Hazard insurance must be in place for the After Improved value of the property at the time of loan closing.
Identity of Interest/Conflict of Interest	Permitted on sales transactions between family members and tenants/landlords that meet the requirements for the exception to the maximum LTV.
Improvements	Per HUD Handbook 4000.1 except for repairs of existing swimming pool.
Inspections and Draw Disbursements	Maximum of 5 draws/disbursement (four intermediate and one final draw). Draws disbursed by Seller must be fully documented per HUD Handbook 4000.1. Approved Seller(s) permitted to manage the draw disbursement process. Refer to the Planet FHA 203(k) program guidelines for additional details.
Products	Fixed Rate: 30-year only ARM: 3/1 and 5/1; 1-Year CMT; Caps: 1/1/5; Margin/Floor: 2.00; Qualified at Note rate
Program Parameters	Minimum repair amount \$5,000. Mortgage amount based on the After-Improved value. All work must be completed by a licensed contractor; self-help ineligible.
Properties Eligible	Manufactured /mobile homes titled as real property; REO properties (Property condition report required, Sales contract or addendum must indicate the property is eligible for 203(k) financing). Refer to the Planet Seller Guide for additional eligible properties.
Property Flips	Mortgage must be based on the lowest sales price in the previous year. As-is appraisal is required.
Rehabilitation Escrow Account	Required on all loans, no exceptions; Contingency Reserve amount may be determined at Sellers discretion and may be financed; 15% required if utilities are not operable; cannot exceed 20% of the repair and improvement cost; Contingency Release must be applied towards principal balance; Mortgage Payment Reserves not applicable.
Rehabilitation Time Frame	Transactions where the work will require ≤ 6 months to complete.

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