# FHA Loan Underwriting and Transmittal Summary

See back of page for Public Burden and Sensitive Information statements

## U.S Department of Housing and Urban Development

OMB Approval No. 2502-0059

expires (02/28/2014)

Office of Housing Federal Housing Commissioner

**Borrower and Property Information FHA Case No.** _____    **SOA** _____

| | |
|---|---|
| **Borrower Name** | **SSN:**_____ |
| **Co-Borrower** | **SSN:**_____ |
| **Property Address** | |

**Property Type (check only 1)**
- [ ] 1 Unit
- [ ] 2 Units
- [ ] 3 -4 Units
- [ ] Condominium
- [ ] Co-op
- [ ] Manufactured Housing

**Additional Property Information**
Sales Price $ _____
Appraised Value $ _____

**Property Rights**
- [ ] Fee Simple
- [ ] Leasehold

**Construction**
- [ ] Existing
- [ ] Proposed
- [ ] New (less than 1 year)

## Mortgage Information

**Amortization Type (check only 1)**
- [ ] Fixed-Rate - MonthLy Payments
- [ ] ARM 1_____, 3_____, 5_____, 7_____,or 10_____ yr

ARM Index _____
ARM Margin _____
- [ ] Int. Rate Buydown

**Loan Information**
Mortgage w/o UFMIP $ _____
Total UFMIP $ _____
Mortgage w/ UFMIP $ _____
Interest Rate _____ %
Qualifying Rate _____ %
  (1 Yr. ARM)
Loan Term (in months) _____

**Loan Purpose  (Check all that apply)**
- [ ] Purchase
- [ ] No Cash-Out Refinance
- [ ] Cash-Out Refinance

Streamline Refinance:
- [ ] w/appraisal
- [ ] w/o appraisal
- [ ] Construction-to -Permanent
- [ ] Energy Efficient Mortgage
- [ ] Building On Own Land
- [ ] HUD REO
- [ ] 203(k)
- [ ] Other

**Secondary Financing**
Source/EIN _____
- [ ] Gov't  [ ] NP  [ ] Family
- [ ] Other

Amount of Secondary Financing
$ _____

**Gifts**    Seller Funded DPA [ ] Y/N
1.) Source/EIN_____
- [ ] Gov't  [ ] NP  [ ] Family
- [ ] Other _____

Amount of Gift $ _____
2.) Source/EIN _____
- [ ] Gov't  [ ] NP  [ ] Family
- [ ] Other

Amount of Gift $ _____

## Underwriting Information

### Monthly Income

| | Borrower | Co-Borrower | Total |
|---|---|---|---|
| Base Income | $ _____ | $ _____ | $ _____ |
| Other Income | $ _____ | $ _____ | $ _____ |
| Net Rental Income | $ _____ | $ _____ | $ _____ |
| Total Income | $ _____ | $ _____ | $ _____ |

### Debts & Obligations

| | Monthly | Unpaid Balance |
|---|---|---|
| Total Installment debt | _____ | _____ |
| Child Support | _____ | _____ |
| Negative Rental Cash Flow | _____ | _____ |
| All other monthly payments | _____ | _____ |
| Total Fixed Payment | _____ | |

### Borrower Funds to Close

| | |
|---|---|
| Required | $ _____ |
| Verifed Assets | $ _____ |
| Closing Costs | $ _____ |
| Source of Funds | _____ |
| No. of Months in Reserves | _____ |
| Seller Contribution | _____ % |

### Underwriter Comments

### Proposed Monthly Payments

**Borrower's Primary Residence**

| | |
|---|---|
| First Mortgage P&I | $ _____ |
| Monthly MIP | $ _____ |
| HOA Fee | $ _____ |
| Lease/Ground Rent | $ _____ |
| Second Mortgage P&I | $ _____ |
| Hazard Insurance | $ _____ |
| Taxes & Special Assessments | $ _____ |
| Total  Monthly Payment | $ _____ |

### Qualifying Ratios

| | |
|---|---|
| LTV | _____ % |
| CLTV (if 2nd permitted) | _____ % |
| Mortage Payment -to -income | _____ % |
| Total Fixed Payment-to-income | _____ % |

| | Borrower | Co-Borrower |
|---|---|---|
| CAIVRS# | _____ | _____ |
| LDP/GSA | [ ] yes  [ ] no | [ ] yes  [ ] no |

| | |
|---|---|
| **Underwriter's signature & date (if required)**  X | **CHUMS ID#** |

**Risk Assessment**

Scored by TOTAL? [ ] yes  [ ] no      Risk Class [ ] AA or [ ] Refer

CHUMS ID# for Reviewer of appraisal_____

(Required for loans scored by TOTAL with risk class AA or loans where the appraisal and credit reviews are performed by different underwriters.)

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This information is required to determine the eligibility of FHA mortgage insurance applicants. Public reporting burden for this collection of information is estimated to average 6 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection information unless that collection displays a valid OMB control number. Sensitive Information: The information collected on this form is considered sensitive and is protected by the Privacy Act. The Privacy Act requires that these records be maintained with appropriate administrative, technical, and physical safeguards to ensure their security and confidentiality. In addition, these records should be protected against any anticipated threats or hazards to their security or integrity which could result in substantial harm, embarrassment, inconvenience, or unfairness to any individual on whom the information is maintained.

### Borrower and Property Information

**SOA:** Lenders must enter the Section of the Act under which the mortgage is to be insured.

### Mortgage Information

**Interest Rate:** Lenders must enter the rate for fixed rate mortgages or the initial rate for 3, 5, 7, and 10 year ARMs.

**ARM Index:** Lenders must enter the name of the index used.

**Total UFMIP:** Lenders must enter the amount being financed into the loan (i.e. exclude cents).

**Qualifying Rate:** Lenders must enter the interest rate used to qualify a borrower for a 1 year ARM.

**Loan Purpose:** Lenders must check all loan purpose types that apply (e.g. the purchase of a property owned by HUD should have both the Purchase and HUD REO boxes checked).

**Secondary Financing:** Lenders must indicate the source type. If indicating a nonprofit (NP) or government agency (Gov't), they must also enter in the Employer Identification Number (EIN) for the entity. When indicating Other, lenders must identify the type, e.g. employer, labor union, and enter in the EIN (if applicable).

**Seller-Funded DAP:** Lenders must indicate whether any of the gift funds are derived from such a program by entering Y.

**Gifts:** Lenders must indicate the source type(s). If indicating a nonprofit (NP) or government agency (Gov't), they must also enter in the Employer Identification Number (EIN) for the entity. When indicating Other, lenders must identify the type(s), e.g. employer, labor union, and enter in the EIN (if applicable).

### Underwriting Information

**Negative Rental Cash Flow:** If there is negative rental cash flow for the subject property and/or other properties owned by the borrower, the lender must enter the total dollar amount.

**Total Fixed Payment:** All debts and obligations, including the propsed housing payment.

**Borrower Funds to Close Required:** Lenders must enter the total amount that the borrower is required to pay at closing. If the borrower is receiving cash back, the amount should be in parentheses.

**Closing Costs:** Lenders must enter the amount being paid by the borrower, which may include prepaid & non-recurring closing costs but not discount points.

**No. of Months in Cash Reserves:** Lenders must enter the number of months in reserves for 3 and 4 unit properties only.

**Seller Contribution:** Lenders must enter as a percentage of the sales price.

**CHUMS ID# for Review of Appraisal:** This captures the CHUMS ID of the underwriter who reviewed the appraisal. Completing this field is applicable when the underwriter who reviewed the appraisal is different from the one who reviewed the credit package (e.g. an Automated Underwriting System).