

203(k) and Streamlined (k) Maximum Mortgage Worksheet

U.S. Department of Housing
and Urban Development
Office of Housing
Federal Housing Commissioner

OMB Approval No. 2502-0527
(exp. 4/30/2011)

See Public Reporting Statement on the back before
completing this form (See Notes 1 thru 5 on back)

Borrower's Name & Property Address (include street, city, State, and zip code)	FHA Case Number	No. of Units	HUD-REO Property? <input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Purchase <input type="checkbox"/> Refinance <input type="checkbox"/> Streamlined (k) (Note 6) Purchase date (owned less than 6 months)
Type <input type="checkbox"/> Owner-Occupant <input type="checkbox"/> Nonprofit <input type="checkbox"/> Government Agency				

A. Property Information	1. Contract Sales Price \$	2. "As-Is" Value (Note 1) \$	3. After-Improved Value \$	4. 110% of A3 \$	5. Borrower Paid Closing Costs \$	6. Allowable energy Improvements (Note 2) \$
	OR <input type="checkbox"/> Existing Debt					

B. Rehabilitation and Other Allowable Costs	1. Total Cost of Repairs (Line 36, HUD-9746-A) includes the improvements in A6 and REO Lead Based Paint Stabilization					\$
	2. Contingency Reserve on Repair Costs (%) (10 to 20% of B1)					\$
	3. Inspection Fees (x \$ per inspection) + Title Update Fee (x \$ per draw)					\$
	4. Mortgage Payments Escrowed (months x \$) if uninhabitable					\$
	5. Sub-Total for Rehabilitation Escrow Account (Total of B1 thru B4)					\$
	6. Architectural and Engineering Fees (Exhibits)					\$
	7. Consultant Fees (including mileage, if applicable) (+ miles @ /mile)(N/A for Streamlined (k))					\$
	8. Permits					\$
	9. Other Fees (Explain in Remarks)					\$
	10. Sub-Total (Total of B5 thru B9)					\$
	11. Supplemental Origination Fee for both 203k and Streamlined (k) (greater of \$350 or 1.5% of B10)					\$
	12. Discount Points on Repair Costs and Fees (B10 x %)					\$
	13. Sub-Total for Release at Closing (Total of B6 thru B9 + B11 and B12) (Note 3)					\$
	14. Total Rehabilitation Cost (Total of B5 and B13 minus A6) (Streamlined (k) can not exceed \$35,000.)					\$

C. Mortgage Calculation for Purchase Transactions (see note below)	1. Lesser of Sales Price (A1) or As-Is Value (A2)					\$
	2. Total Rehabilitation Cost (B14)					\$
	3. Lesser of Sum of C1 + C2 (\$) or 110% of After-Improved Value (A4)					\$
	4. Mortgage Amount Sum of C3 + (-) Required Adjustment (Note 4) (\$) LTV Factor (Owner-Occupant) or Less Allowable Down payment/HUD-Owned Property (\$)(Note 5)					\$
	5. Statutory Investment Required (C3 x 3%)					\$
	6. Actual Cash Investment Required (C3 + A5 minus C4 (\$)). (This figure must be equal to or greater than C5; if less, an adjustment must be made to C4 to ensure a 3% investment)					\$
	7. Adjusted Maximum Mortgage Amount (If required in C6)					\$

D. Mortgage Calculation for Refinance Transactions (see note below)	1. Sum of Existing Debt (A1) + Rehabilitation Cost (B14) + Borrower Paid Closing Costs (A5) + Prepays + Discount on Total Loan Amount minus Discount on Repair Costs (B12) minus FHA MIP Refund (\$)					\$
	2. Lesser of Sum of As-Is Value (A2) (Note 1) + Rehabilitation Costs (B14) (\$) or 110% of After-Improved Value (A4)					\$
	3. D2 (\$) x LTV Factor (Owner-Occupant)					\$
	4. Maximum Mortgage Amount Lesser of D1 or D3 (Note 5)					\$
	5. Borrower's Required Investment (D1 minus D4) = (\$)					\$

E. Calculation for Energy Efficient Mortgage	1. Energy Efficient Mortgage Amount (C4 or C7, or D4) + A6 (Note 2)					\$
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Remarks (Continue on back if necessary)			
	UFMIP	Total Escrowed Funds	Interest Rate %
			Discount Pts.

DE Underwriter's Signature, Title & Date	CHUMS No
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Borrower's Signature & Date (Optional)	Co-Borrower's Signature & Date (Optional)
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Instructions to Transfer Data For Refinancing Only

From: The 203(k) and Streamlined (k) Maximum Mortgage Worksheet, form HUD-92700

To: The Mortgage Credit Analysis Worksheet, form HUD-92900-WS

Transfer information from HUD-92700 (Item number(s))	To Section 10 of the form HUD-92900-WS (Settlement requirements / Mortgage calculation)
A1	a. Contract Sales Price
B14 + A6	b. Repairs & Improvements
A5	c. Borrower Paid Closing Costs (from 5c)
Complete as necessary	d. Sales Concessions (Subtract)
D1	e. Mortgage Basis (Sum of 10a+b+c minus 10d)
Leave Blank.	f. (1) Multiply Mort. Basis (10e) by 97/95/90%. (if \$50,000 or less, multiply by 97%.)
Leave Blank	(2) Multiply the Value (line 4) by 97.75%. (if \$50,000 or less, multiply by 98.75%)
D4, or E1	g. Mortgage (without UFMIP) Note: this may not exceed the lesser of 10f(1) or 10f(2).
D5	h. Required investment (10e minus 10g)
Complete i. thru q. as necessary	i. Discounts paid in cash
	j. Pre-payable expenses
	k. MIP paid in cash
	l. Non-Realty and other items (see 10d)
	m. Total requirements (sum of 10h thru 10l)
	n. Amount paid in <input type="checkbox"/> cash <input type="checkbox"/> other (explain)
	o. Amount to be paid in <input type="checkbox"/> cash <input type="checkbox"/> other
	p. Assets available
	q. 2nd mortgage proceeds (if applicable)

For Purchases Only

From: The 203(k) and Streamlined (k) Maximum Mortgage Worksheet, form HUD-92700

To: The Mortgage Credit Analysis Worksheet, form HUD-92900-PUR

Transfer information from HUD-92700 (Item number(s))	To Sections 10, 11, and 12 of the form HUD-92900-PUR (Settlement requirements / Mortgage calculation)
	10. Statutory Investment Requirements
C3	a. Contract Sales Price
A5	b. Borrower Paid Closing Costs (from 5c)
C3 + A5	c. Unadjusted Acquisition (10a + 10b)
C5	d. Statutory Investment Requirement (10a x LTV Factor)
	11. Maximum Mortgage Calculation
C3	a. Lesser of Sales Price (10a) or Value (from 4)
C4 Adjustments	b. Required Adjustments (+/-)
C3 + Adjustments in C4	c. Mortgage Basis (11a + 11b)
C4	d. Mort Amt. (11c x LTV Factor % or Less)
	12. Cash Investment Requirements
C6	a. Minimum Down Payment (10c minus 11d)
	(This amount must equal or exceed 10d)

Remarks (Continue on a separate page if needed)

Notes:

1. If owned less than 1 year, use lesser of A2 or Original Acquisition Cost plus Debts incurred for rehabilitation since acquisition.
2. Refer to Mortgagee Letters 95-46, 93-13 and 05-21.
3. These Allowable Costs may be released at closing, provided paid receipts or contractual agreements requiring payment are obtained.
4. Required Adjustments would include additions such as financeable

- repairs and improvements, energy related weatherization items, and solar energy systems, as well as subtractions including sales concessions in excess of six percent of the sales price, inducements to purchase, personal property items, etc., all as per HUD Handbook 4155.1. (May also include REO Lead Based Paint Credit.)
5. Maximum mortgage not to exceed statutory limit.
 6. See ML 2005-50 and 2005-21 for Streamlined (k).

Public reporting burden for this collection of information is estimated to average 25 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 collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This information collection involves an expanded information requirement for lenders that originate and service Section 203(k) mortgages. The purpose of the information is to help mitigate program abuses. The expanded information focuses on the loan origination process and requires increased documentation and strengthened internal control procedures. Periodic reporting of the information is not required. The information also includes information that was voluntarily accepted by the 203(k) lending community. The information provides a more comprehensive basis for evaluating lender underwriting practices and thereby improves risk management of the 203(k) loan portfolio. Responses are required under Section 203(k) of the National Housing Act (12 U.S.C. 1703). No assurance of confidentiality is provided.