

Maximum loan amount before adding the financed up-front mortgage insurance premium is the lower of the following four calculations:

STEP ONE

\$ _____ Loan limit for the county in which the property is located – Refer to [FHA Mortgage Limit Search Engine](#)

STEP TWO

\$ _____ Property value

- FHA – FHA Refinance
 - Use appraised value, regardless of seasoning
- Non-FHA – FHA Refinance
 - Property seasoned less than one year – Use lower of appraised value or purchase price
 - Property seasoned one year or more – Use appraised value

x _____ 97.75% LTV (Effective for case numbers assigned on or after April 18, 2011, if the subject property was previously the borrower’s investment property and the borrower re-occupied the property < 12 months prior to application, the maximum LTV is 85%)

= _____ Maximum loan amount before addition of the financed up-front mortgage insurance premium – CLTV is also limited to this amount

STEP THREE

\$ _____ Principal balance on existing first lien

- Existing first mortgage balance, including the amount of interest charged by the servicing lender when the payoff will not likely be received on the first day of the month; prepayment penalty; accrued late charges; and escrow shortages. **(Delinquent interest, mortgage insurance listed on the payoff statement and/or any charges other than those previously listed may not be included in the existing principal balance)** If the existing escrow balance is deducted from the payoff and/or the existing escrow balance will be credited to the borrower in the 100 section of the HUD-I, the amount of the escrow balance must be subtracted from the principal balance of the existing first lien. If the loan being refinanced is an FHA loan, the existing escrow balance may not be deducted from the principal balance and/or credited in the 100 section of the HUD-I Settlement Statement.

+ _____ Allowable Borrower-Paid Closing Costs

+ _____ Purchase money seconds or junior liens over 12 months old – HELOCs may not be included when there have been draws totaling more than \$1000 in the most recent 12 months unless the funds were advanced for documented home improvements

+ _____ Appraiser-required Repairs

+ _____ Equity to Ex-spouse

+ _____ Prepaid Expenses

+ _____ Reasonable Discount Points

- _____ MIP Refund, if applicable (Enter the lesser of the new UFMIP or the unearned UFMIP stated on the Refinance Authorization)

= _____ Maximum Loan Amount before addition of the financed up-front mortgage insurance premium

STEP FOUR

\$ _____ LenderLive’s Loan Limit

- 1 – 2 Units – FHA’s county maximums apply – See Step 1
- 3-4 Units and borrower’s credit score is ≥ 640 - \$650,000