



FHA \$100 DOWN PROGRAM

PROGRAM SPECIFICATIONS	
Description	The \$100 Down sales incentive permits a Borrower to purchase a HUD REO Property with FHA-insured financing with a minimum downpayment of \$100. \$100 Down purchases may be processed as Section 203(b), Section(b) with Repair Escrow, or Section 203(k).
Channels	<ul style="list-style-type: none"> • Broker • Correspondent <ul style="list-style-type: none"> ○ Table Funded ○ Non-Delegated UW ○ Delegated UW
FICO	Minimum Qualifying Credit Scores: <ul style="list-style-type: none"> • Broker: 580 • Correspondent <ul style="list-style-type: none"> ○ Table Funded: 580 ○ Non-Delegated UW: 580 ○ Delegated UW: 580 Reminder: AFR does not permit Refers or Manual underwrites <620
UW Method	<ul style="list-style-type: none"> • Desktop Underwriter (DU) • Loan Prospector (LP)
AUS Recommendation	<ul style="list-style-type: none"> • Approve/Eligible – DU • Refer/Eligible - DU • Accept – LP • Refer - LP
Eligible Terms	<ul style="list-style-type: none"> • 10Yr., 15Yr., 20Yr., 25Yr., 30Yr. Fixed • 5/1 Hybrid ARM
Eligible Transaction Types	<ul style="list-style-type: none"> • Purchase
Eligible Property Types	<ul style="list-style-type: none"> • 1-2 Unit Primary Residence • Manufactured Housing • Condos • PUDs
Maximum LTV/CLTV/HCLTV	\$100 Down
Maximum DTI	<ul style="list-style-type: none"> • Approve/Eligible - Follow AUS • Refer/Eligible or Manual Underwrites - 31/43%
Maximum Mortgage Amount	Calculate the maximum mortgage amount by subtracting \$100 from the Adjusted Value
Sales Contract	Form HUD-9548, Sales Contract Property Disposition Program, and any applicable addenda, which will establish the purchase price, price discount, eligibility for \$100 Down is required and must meet the requirements for the Sales Contract.
Geographic Restrictions	<ul style="list-style-type: none"> • Hawaii <ul style="list-style-type: none"> ○ AFR does not operate in the state of Hawaii and does not permit loans with a subject property in Hawaii for all programs in all channels with the exception of Correspondent Delegated UW transactions.
4000.1	http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/sfh/handbook_4000-1
Forms	See FORMS Section in the Resource Center
OVERLAYS	
Follow all overlays outlined in the FHA 203(b) Program Matrix	

