



## FHA 203(h) MORTGAGE INSURANCE FOR DISASTER VICTIMS

PROGRAM SPECIFICATIONS	
<b>Description</b>	Section 203(h) of the National Housing Act authorizes FHA to insure Mortgages to victims of a Presidentially-Declared Major Disaster Area (PDMDA) for the purchase of a Single Family Property.
<b>Channels</b>	<ul style="list-style-type: none"> <li>• Broker</li> <li>• Correspondent               <ul style="list-style-type: none"> <li>○ Table Funded</li> <li>○ Non-Delegated UW</li> <li>○ Delegated UW</li> </ul> </li> </ul>
<b>FICO</b>	Minimum Qualifying Credit Scores: <ul style="list-style-type: none"> <li>• Broker: <b>620</b></li> <li>• Correspondent               <ul style="list-style-type: none"> <li>○ Table Funded: <b>620</b></li> <li>○ Non-Delegated UW: <b>620</b></li> <li>○ Delegated UW: <b>620</b></li> </ul> </li> </ul>
<b>UW Method</b>	<ul style="list-style-type: none"> <li>• Desktop Underwriter (DU)</li> <li>• Loan Product Advisor (LPA)</li> </ul>
<b>AUS Recommendation</b>	<ul style="list-style-type: none"> <li>• Approve/Eligible – DU</li> <li>• Refer/Eligible – DU</li> <li>• Approve/Ineligible – DU</li> <li>• Refer/Ineligible - DU</li> <li>• Accept – LPA</li> <li>• Refer – LPA</li> </ul> <p><b>Ineligible must be for LTV or post disaster credit reasons only</b></p>
<b>Eligible Terms</b>	<ul style="list-style-type: none"> <li>• 10Yr., 15Yr., 20Yr., 25Yr., 30Yr. Fixed</li> <li>• 5/1 Hybrid ARM</li> </ul>
<b>Eligible Transaction Types</b>	<ul style="list-style-type: none"> <li>• Purchase</li> </ul>
<b>Eligible Property Types</b>	<ul style="list-style-type: none"> <li>• Single Family Property</li> <li>• Manufactured Housing</li> <li>• FHA Approved Condominium</li> <li>• PUDs</li> </ul> <p><b>Reminder:</b> The Property must be the Borrower’s Principal Residence.</p> <p>The previous residence (owned or rented) must have been located in a PDMDA and destroyed or damaged to such an extent that replacement is necessary.</p>
<b>Property Eligibility</b>	The previous residence (owned or rented) must have been located in a PDMDA and destroyed to such an extent that the property is uninhabitable/condemned.
<b>Maximum LTV/CLTV/HCLTV</b>	The maximum LTV limit is 100% of the Adjusted Value.
<b>Maximum DTI</b>	<ul style="list-style-type: none"> <li>• Approve/Eligible or Accept/Accept - Follow AUS</li> <li>• Approve/Ineligible or Accept/Ineligible – Follow AUS</li> <li>• Refer/Caution/Manual - 31/43%</li> </ul>
<b>Application Deadline</b>	The FHA case number must be assigned within one year of the date of the PDMDA is declared.
<b>FEMA Disaster Lookup</b>	<a href="#">Click Here</a>
<b>Geographic Restrictions</b>	<ul style="list-style-type: none"> <li>• Alaska</li> <li>• Hawaii               <ul style="list-style-type: none"> <li>○ AFR does not operate in the states of Alaska or Hawaii and does not permit loans with a subject property in Alaska or Hawaii for all programs in all channels with the exception of Correspondent Delegated UW transactions.</li> </ul> </li> </ul>
<b>4000.1</b>	<a href="http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/sfh/handbook_4000-1_4000.1_H.A.8">http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/sfh/handbook_4000-1_4000.1_H.A.8</a>
<b>Forms</b>	See FORMS Section in the Resource Center
OVERLAYS	
Follow all overlays outlined in the FHA 203(b) Program Matrix <b>and</b> : <ul style="list-style-type: none"> <li>• Purchase transactions only; refinance transactions are not permitted</li> <li>• Short- term employment income will not be permitted to be used as effective income</li> <li>• Non-traditional credit is not permitted</li> <li>• 0x30 12-month mortgage history required <u>prior to declared disaster date</u></li> </ul>	



