



## USDA RENOVATION MORTGAGE

PROGRAM SPECIFICATIONS	
<b>Description</b>	Allows borrowers to finance the cost of repairs to improve an existing dwelling at the time of purchase. The maximum loan amount cannot exceed the cost of acquisition plus the cost of repairs up to the as-improved market value, plus the guarantee fee, if financed. The borrower obtains one loan at a fixed interest rate to finance both the acquisition and the rehabilitation of the property. The loan is guaranteed after the loan has closed, prior to the completion of repairs which minimized the risk to the lender. There is no minimum repair cost for non-structural repairs. Repairs above \$35,000 require a HUD Consultant.
<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                   <ul style="list-style-type: none"> <li>▪ <b>Important:</b> CDE clients <u>must</u> complete an interview with AFR Renovation Department and be approved <u>prior</u> to submission.</li> </ul> </li> </ul> </li> </ul>
<b>FICO</b>	Minimum Qualifying Credit Scores: <ul style="list-style-type: none"> <li>• Broker: 640</li> <li>• Correspondent               <ul style="list-style-type: none"> <li>○ Table Funded: 640</li> <li>○ Non-Delegated UW: 640</li> <li>○ Delegated UW: 640</li> </ul> </li> </ul> <b>Reminder:</b> AFR does not permit Refers or Manual underwrites.
<b>UW Method</b>	<ul style="list-style-type: none"> <li>• Guaranteed Underwriting System (GUS)</li> </ul>
<b>AUS Recommendation</b>	<ul style="list-style-type: none"> <li>• Accept/Eligible</li> </ul>
<b>Eligible Terms</b>	<ul style="list-style-type: none"> <li>• 30Yr. Fully Amortizing Fixed</li> </ul>
<b>Eligible Transaction Types</b>	<ul style="list-style-type: none"> <li>• Purchase</li> <li>• Refinance transactions are not permitted</li> </ul>
<b>Eligible Property Types</b>	<ul style="list-style-type: none"> <li>• 1Unit Primary Residence</li> <li>• PUDs (3555.207)</li> </ul> Reminders: <ul style="list-style-type: none"> <li>• Property must be an existing Property that has been completed for at least one year. New construction or incomplete construction are not eligible.</li> <li>• Evidence of completion such as a Certificate of Occupancy or documentation from local taxing entities is acceptable.</li> <li>• All health and safety or security issues must be part of the rehabilitation or repair work performed.</li> </ul>
<b>Appraisal</b>	<ul style="list-style-type: none"> <li>• Must show the “As Improved” market value</li> <li>• A copy of the original write-up (Bid Proposal), of the cost estimate including reserves must be provided to the appraiser.</li> <li>• HUD Consultant’s work write up must be included in appraisal request for repairs exceeding \$35,000.</li> </ul>
<b>Maximum LTV/CLTV/HCLTV Maximum Mortgage Amount</b>	<ul style="list-style-type: none"> <li>• Purchase 100%</li> <li>• Loan amount cannot exceed the cost of acquisition plus the cost of repairs up to the as-improved market value, plus the guarantee fee, if financed.</li> </ul>
<b>Maximum DTI</b>	<ul style="list-style-type: none"> <li>• Follow GUS findings</li> </ul>
<b>Income Limits</b>	The Borrower’s adjusted income may not exceed the Rural Development limit for the area <ul style="list-style-type: none"> <li>• Income Eligibility               <ul style="list-style-type: none"> <li>○ <a href="https://eligibility.sc.egov.usda.gov/eligibility/incomeEligibilityAction.do?pageAction=state&amp;NavKey=income@11">https://eligibility.sc.egov.usda.gov/eligibility/incomeEligibilityAction.do?pageAction=state&amp;NavKey=income@11</a></li> </ul> </li> <li>• Income Limits               <ul style="list-style-type: none"> <li>○ <a href="https://www.rd.usda.gov/files/RD-GRHLimitMap.pdf">https://www.rd.usda.gov/files/RD-GRHLimitMap.pdf</a></li> </ul> </li> </ul>
<b>Property Eligibility</b>	<ul style="list-style-type: none"> <li>• <a href="https://eligibility.sc.egov.usda.gov/eligibility/welcomeAction.do?pageAction=sfp&amp;NavKey=property@11">https://eligibility.sc.egov.usda.gov/eligibility/welcomeAction.do?pageAction=sfp&amp;NavKey=property@11</a></li> </ul> UW must determine if the home is habitable
<b>Repairs up to \$35,000 (Limited Transaction)</b>	<ul style="list-style-type: none"> <li>• Repairs must be <b>non-structural</b>, and home must be considered habitable at the time of closing</li> </ul>

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Repairs Exceeding \$35,000 (Standard Transaction)	<ul style="list-style-type: none"> <li>• Not eligible for reserve accounts for PITI payments during the construction period</li> <li>• May be <b>structural or non-structural</b></li> <li>• If the dwelling is not habitable at the time of closing, reserves for principal, interest, taxes and insurance may be established to cover the mortgage payments for up to 6 months as determined by the HUD consultant.</li> </ul>
Contingency Reserve	<ul style="list-style-type: none"> <li>• 10% when utilities are on</li> <li>• 15% when utilities are off</li> </ul>
<b>Eligible Repairs</b>	<ul style="list-style-type: none"> <li>• Removing safety and health hazards;</li> <li>• Making the dwelling accessible to persons with disabilities;</li> <li>• Repair or installation of septic system and water wells;</li> <li>• Additions or structural alterations;</li> <li>• Modernization (kitchens and bathrooms, interior floor cover, exterior siding, etc.);</li> <li>• Installation of energy conservation or weatherization features; and</li> <li>• Repairs to existing swimming pools, hot tubs, or saunas</li> </ul>
<b>Ineligible Repairs</b>	<p>Ineligible repairs:</p> <ul style="list-style-type: none"> <li>• Installation of new inground swimming pools, hot tubs, or saunas;</li> <li>• Repairs to new or existing manufactured homes;</li> <li>• Repairs to condominiums;</li> <li>• Converting structures to SFH dwellings (barns, schoolhouses, etc.);</li> <li>• Alterations that allow income-producing features;</li> <li>• Installation of luxury items (exterior fireplaces and kitchens, etc.); and</li> <li>• Repairs or improvements to common space areas (community meeting rooms, playgrounds, etc.)</li> <li>• Any repair/removal/remediation of Oil Tanks</li> <li>• Tear downs to foundation and rebuilds are not permitted</li> </ul> <p>Ineligible repairs for transactions below \$35,000 (Limited Transaction)</p> <ul style="list-style-type: none"> <li>• Structural Modifications</li> <li>• Any repair/removal/remediation of Oil Tanks</li> <li>• Any repair/installation for private water systems (Wells)</li> <li>• Any repair/installation for private waste management systems (septic systems, lagoons, cesspools, pits, etc.)</li> <li>• Mold remediation</li> </ul>
<b>Construction Soft Costs</b>	<p>Other reasonable and customary closing costs are allowable as defined in HB chapter 6, as long as the costs do not exceed the maximum LTV as described in HB 3555 chapter 7.</p> <ul style="list-style-type: none"> <li>• Appraisal fees</li> <li>• Inspection fees</li> <li>• Survey</li> <li>• Permits</li> <li>• Plan review fees</li> <li>• Architecture or design fees</li> <li>• Engineering fees</li> <li>• Title updates</li> <li>• Lender construction administration fees</li> <li>• Contingency reserve</li> <li>• Interest reserve including interest as accrued</li> <li>• PITI reserve</li> <li>• Project review fees</li> <li>• Builder acceptance or review fees</li> </ul>
<b>Program Specifics</b>	<p>Inspector/Consultant fees</p> <ul style="list-style-type: none"> <li>• For structural repairs and those exceeding \$35,000, a HUD Consultant must perform a thorough inspection of the property and prepare a detailed write-up of the work to be repaired and include estimated costs for labor and materials and associated fees that are customary and typical for the area. The write-up must be used to obtain cost estimates from the contractors. An inspector or consultant is not required for non-structural repairs of \$35,000 or less.</li> </ul> <p>Cost Estimate (bid proposal)</p> <ul style="list-style-type: none"> <li>• The borrower must obtain a detailed and fixed cost estimate that fully describes the work being performed to include itemized costs for labor and material. The cost estimate must identify the borrower's name, subject property address, contractor's name, contact information and license number, where applicable. For work repairs \$35,000 or less, the cost estimate must indicate that the repairs are non-structural.</li> </ul> <p>Appraisal</p>



	<ul style="list-style-type: none"> <li>the appraisal report must support the “As Improved” market value of the property with the assumption that all repairs are completed. A copy of the original write-up, or the cost estimate including reserves must be provided to the appraiser.</li> </ul> <p>Construction period</p> <ul style="list-style-type: none"> <li>The construction period should not exceed 6 months form the date of closing for all transactions. However, contract deadline extensions must be approved by AFR.</li> </ul> <p>Construction Contract</p> <ul style="list-style-type: none"> <li>Must be fixed price contract. The total amount in the construction contract must match the total cost breakdown of the bid proposal, must have a start and end date, must be signed by the contractor and borrower(s) and must be referenced and made part of the Security Instrument.</li> </ul> <p>Additions</p> <ul style="list-style-type: none"> <li>Additions to the existing dwelling must comply with local codes and applicable national codes.</li> </ul> <p>Unpermitted work</p> <ul style="list-style-type: none"> <li>When unpermitted work is discovered in the existing dwelling, the owner and/or contractor contract the appropriate code enforcement office to obtain retroactive permitting or devise a plan to permit the previous construction. The borrower must obtain a rehabilitation loan permit certification prior to the loan closing so that all permit fees associated with the new and/or previous construction are included in the total bid.</li> </ul> <p>PITI Reserve</p> <ul style="list-style-type: none"> <li>If the dwelling is determined to be inhabitable by a qualified third-party inspector, a PITI reserve must be established for making the borrower’s monthly payments during the period of rehabilitation up to a maximum of 6 months or when the dwelling is determined to be habitable.</li> </ul> <p>Contractor-Builder Requirements – See Section 12.14 of HB-3555</p> <ul style="list-style-type: none"> <li>Construction contractors or builders, must have:             <ul style="list-style-type: none"> <li>Two or more years of experience building and constructing all aspects of single-family dwellings similar to the type of project being proposed;</li> <li>Evidence of a state-issued construction or contractor license, as required by state law or local law;</li> <li>Evidence of commercial general liability insurance with a minimum coverage of \$5000,000;</li> <li>The builder/contractor must have an acceptable credit history being free of open judgements, collections or liens related to previous construction projects. The builder/contractor must not have a previous felony record. A background check will be performed by AFR. This information may be obtained by such means as an individual credit report, business report, information published by the Securities and Exchange Commission (SEC), State Corporation Commission (SCC), LexisNexis, or Dun and Bradstreet; and</li> <li>Contractors or builders who are repairing their own residence are ineligible.</li> </ul> </li> </ul>
<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>Guidelines</b>	<a href="https://www.rd.usda.gov/publications/regulations-guidelines/handbooks#hb13555">https://www.rd.usda.gov/publications/regulations-guidelines/handbooks#hb13555</a> Additional reference, Chapter 12.28 of HB-1-3555
<b>Forms</b>	See FORMS Section in the Resource Center

## OVERLAYS

<p>Follow all overlays outlined in the Single Family Housing Guaranteed Loan Program (USDA) Matrix <b>and</b>:</p> <ul style="list-style-type: none"> <li>The contractor bid cannot exceed the consultants write up and it must be within the contingency percentage.</li> <li>Razing/demolition of home down to its foundation is not permitted</li> <li>Physical relocation of a home from another location is not permitted</li> <li>Self-Help is not permitted</li> <li>AFR will permit a 50% initial advance in relation to estimated materials and labor costs before beginning construction to the Contractor (which includes but is not limited to materials, labor and permits) at the time of closing for <b>non-structural</b> repair transactions.</li> <li>AFR will permit a maximum of 2 draws after closing and requires all draw requests to be performed in writing and executed by the Contractor and Borrower using the Draw Request Form which is available on our website for <b>non-structural</b> repair transactions.</li> <li>AFR does not permit identities/conflicts of interest between the borrower and contractor. The borrower and contractor may not be related nor can there be an employee/employer relationship.</li> </ul>
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- AFR permits for only 1 General Contractor; multiple General Contractors are not permitted
- AFR will require stamped and sealed line drawings by a licensed engineer or architect with a statement provided stating that permits can be obtained when any type of addition is being done or a zoning modification is going to be needed.
- AFR will require a 2<sup>nd</sup> level review on any property with a Property Condition Rating of a C5. The loan may be subject to additional requirements/conditions.
- If the utilities are off at the time of the inspection, the Appraiser must ask to have them turned on and complete all requirements under Mechanical Components. However, if it is not feasible to have the utilities turned on, then a pressure test and electrical test is required and must be completed by an appropriately licensed professional.
- AFR requires the use of AFR's Texas counsel for **all USDA Renovation** closing packages: Sandler Law Group ("SLG") c/o AsurityDocs, formerly MRGDocs, 717 North Harwood, Suite 1600 Dallas, TX 75201, email [docs.support@asurity.com](mailto:docs.support@asurity.com).
- **AFR does not permit the renovation or construction of an Additional Dwelling Unit (A.D.U.).**

