**FHA Loan Underwriting U.S Department of Housing and** OBM Approval No. 2502 - 0059

**and Transmittal Summary Urban Development** expires (09/30/2022)

See back of page for Public Burden and Sensitive Information statements Office of Housing Federal Housing Commissioner

**Borrower and Property Information FHA Case No. SOA**

Borrower Name SSN

Co-Borrower Name SSN

Property Address

**Underwriting Information**

**Amortization Type** (Check only 1) **Loan Purpose** (Check all that apply) **Secondary Financing**

Fixed-Rate-Monthly Payments ARM 1\_, 3 \_, 5 \_, 7 \_, or 10 \_ yr

ARM Index

ARM Margin Int. Rate Buydown

Purchase

No Cash-Out Refinance Cash-Out Refinance Streamline Refinance

w/appraisal

Source/EIN

NP Family

Amount of Secondary Financing

$

|  |  |  |
| --- | --- | --- |
|  | Gov’t |  |

Other

Loan Term (in months) Amount of Gift $

**Loan Information** Mortgage w/o UFMIP Total UFMIP Mortgage w/ UFMIP Interest Rate Qualifying Rate (1 Yr. ARM)

w/o appraisal

Construction-to-Permanent Energy Efficient Mortgage Building On Own Land HUD REO

203(k)

Other

Seller Funded DAP Y/N

1. Source/EIN

NP Family

Other

Amount of Gift $

1. Source/EIN

Gov’t

Other

Gifts

|  |  |  |
| --- | --- | --- |
|  | Gov’t |  |

NP Family

$

$

$

|  |  |
| --- | --- |
|  |  |
|  |  |
|  |  |
| %  % |  |

**Monthly Income**

|  |  |  |  |
| --- | --- | --- | --- |
|  | **Borrower** | **Co-Borrower** | **Total** |
| Base Income | $ | $ | $ |
| Other Income | $ | $ | $ |
| Net Rental Income | $ | $ | $ |
| Total Income | $ | $ | $ |

**Proposed Monthly Payments**

**Borrowers Primary Residence**

First Mortgage P&I

Monthly MIP

HOA Fees

Lease/Ground Rent

Second Mortgage P&I

Hazard Insurance

Taxes & Special Assessments

Total Mortgage Payment

$

$

$

$

$

$

$

$

**Debts & Obligations**

Total Installment debt

Child Support

Negative Rental Cash Flow All other monthly payments Total Fixed Payment

**Borrower Funds to Close**

Required

Verified Assets

Closing Costs

Source of Funds

No. of Months in Reserves

Seller Contribution

**Underwriter Comments**

**Monthly Unpaid Balance**

$

$

$

%

**Qualifying Ratios**

LTV

CLTV (if 2nd permitted)

Mortgage Payment-to-income

Total Fixed Payment-to-Income

**Borrower**

yes no

CAIVRS #   
LDP/GSA

%

%

%

%

**Co-Borrower**

yes no

**CHUMS ID # for Reviewer of appraisal**

(Required for loans scored by TOTAL with risk class A/A or loans where the appraisal and credit reviews are performed by different underwriters.)

**Risk Assessment** Scored by TOTAL?

yes no Risk Class A/A or Refer

|  |  |
| --- | --- |
| **Underwriter’s signature & date (if req**uired**)  X** | **CHUMS ID #** |

form HUD-92900-LT (05/2008

**FHA Loan Underwriting U.S Department of Housing**

**and Transmittal Summary and Urban Development**

**Office of Housing Federal Housing Commissioner**

**This information is required to determine the eligibility of FHA mortgage insurance applicants. Public reporting burden for this collection of information is estimated to average 6 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 conduct or sponsor, and a person is not required to respond to, a collection information unless that collection displays a valid OMB control number. Sensitive Information: The information collected on this form is considered sensitive and is protected by the Privacy Act.** HUD is committed to protecting the privacy of individuals’ information stored electronically or in paper form, in accordance with federal privacy laws, guidance, and best practices. HUD expects its third-party business partners, who collect, use, maintain, or disseminate HUD Information to protect the privacy of that information in accordance with applicable law.  **The Privacy Act requires that these records be maintained with appropriate administrative, technical, and physical safeguards to ensure their security and confidentiality. In addition, these records should be protected against any anticipated threats or hazards to their security or integrity which could result in substantial harm, embarrassment, inconvenience, or unfairness to any individual on whom the information is maintained.**

**Borrower and Property Information**

SOA: Lenders must enter the Section of the Act under which the

mortgage is to be insured.

**Mortgage Information**

Interest Rate: Lenders must enter the rate for fixed rate mortgages or the

initial rate for 3, 5, 7, and 10 year ARMs.

ARM Index: Lenders must enter the name of the index used.

Total UFMIP: Lenders must enter the amount being financed into the loan

(i.e. exclude cents).

|  |  |
| --- | --- |
| Qualifying Rate:  Loan Purpose: | Lenders must enter the interest rate used to qualify a borrower for a 1 year ARM.  Lenders must check all loan purpose types that apply (e.g. the purchase of a property owned by HUD should have both the Purchase and HUD REO boxes checked). |

Lenders must indicate the source type. If indicating a nonprofit

Secondary Financing: (NP) or government agency (Gov’t), they must also enter in the Employer Identification Number (EIN) for the entity. When indicating Other, lenders must identify the type, e.g. employer, labor union, and enter in the EIN (if applicable).

|  |  |
| --- | --- |
| Seller-Funded DAP:  Gifts: | Lenders must indicate whether any of the gift funds are derived from such a program by entering Y.  Lenders must indicate the source type(s). If indicating a nonprofit (NP) or government agency (Gov’t), they must also enter in the Employer Identification Number (EIN) for the entity. When indicating Other, lenders must identify the type(s), e.g. employer, labor union, and enter in the EIN (if applicable). |

**Underwriting Information**

Negative Rental Cash Flow: If there is negative rental cash flow for the subject property

and/or other properties owned by the borrower, the lender must enter the total dollar amount.

Total Fixed Payment: All debts and obligations, including the propsed housing

payment.

Borrower Funds to Close Required: Lenders must enter the total amount that the borrower is

required to pay at closing. If the borrower is receiving cash back, the amount should be in parentheses.

Closing Costs: Lenders must enter the amount being paid by the borrower,

which may include prepaid & non-recurring closing costs but not discount points.

No. of Months in Cash Reserves: Lenders must enter the number of months in reserves for

3 and 4 unit properties only.

Seller Contribution: Lenders must enter as a percentage of the sales price.

CHUMS ID# for Review of Appraisal: This captures the CHUMS ID of the underwriter who reviewed the appraisal. Completing this field is applicable when the underwriter who reviewed the appraisal is different from the one who reviewed the credit package (e.g. an Automated Underwriting System).

form HUD-92900-LT (04/2015)