

U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
FEDERAL HOUSING ADMINISTRATION

PREPARATION OF APPLICATION FOR CREDIT APPROVAL

For processing the credit of mortgagors under any FHA 1-to 4-family program. This form is primarily for use in converting an outstanding commitment to a firm commitment in the name of an approved mortgagor but may also be used with an original application where no previous commitment has been issued. The mortgagor should complete all blanks in the form, using information from the outstanding commitment or the mortgagor's estimate. When necessary, attach statements with details.

REQUIRED EXHIBITS TO BE SENT WITH APPLICATION

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| <p>(1) Credit Report
(2) Form 2004f, Verification of Deposits
(3) Form 2004g, Verification of Employment
(4) One signed or certified copy of sales contract or contract for deed.
(5) A currently dated balance sheet and operating statement if mortgagor's principal income is from own business.
(6) Form 2561, Mortgagor's Contract with Respect to Hotel and transient Occupancy (only 2-3-4-family dwelling).
(7) For Sec. 222 cases involving Servicemen, attach Cert. of Eligibility, DD Form 802.</p> | <p>(8) For Sec. 221 low and moderate income houses for displaced persons, attach FHA Form 3476, Cert. of Eligibility.
(9) For special veterans terms submit Cert. of Veteran Status, VA Form 26-8261 (obtained by veteran from local VA office).
(10) Proposed Construction - If to be built under contract, one signed or certified copy of the contractor's bid or, if a contract is not used, an estimate of construction cost.
(11) Existing Houses - With major alterations, one copy of contractor's bid or, if contractor is not intended, an estimate of the cost of the improvements.</p> |
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FORM ENTRIES

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| <p>1. Section of National Housing Act from outstanding commitment, or mortgagor should insert Section requested.
2. FHA Case No., from outstanding commitment, if any, otherwise leave blank.
3. Property Address or description.
4. MORTGAGORS (Husband, Wife, Other) - Name and address; last name first. Present marital status, age, number of dependents and their ages. If co-mortgagor other than husband and wife is involved, enter name(s) in block provided but attach separate 2900-1 and required exhibits to provide necessary information on co-mortgagor(s).
5. MORTGAGEE - Name, address and Zip Code.
6. Amount of loan requested, interest rate, term in months, monthly payment to principal and interest. The mortgage amount is set by applying statutory percentage of value (replacement cost) limits to the lower of value (replacement cost) or total acquisition cost. Total acquisition cost is the real estate cost, including repairs and closing costs. Prepayable expenses and non-realty items are not included in total acquisition cost but are used in determining the adequacy of available assets for settlement, except under Sec. 221(d)(2) where prepayable expenses are included in acquisition cost and value.
7. PURPOSE OF LOAN - Type of transaction. If refinancing, attach statement showing date property acquired, purchase price, date of existing loan, original and present unpaid balances, monthly payment to principal, interest, taxes and special assessments, maturity date, name of present holder, and amount of any delinquency. Indicate whether mortgagor will be occupant or otherwise.
8. EMPLOYMENT - Occupations, employers' names and addresses; years with present employers. If less than 2 years, attach statement giving details of prior employment.
9. MONTHLY INCOME - Current base pay for all mortgagors. Show commissions, fees, etc. as other income.
10. PREVIOUS MONTHLY HOUSING EXPENSE - Monthly housing expenses paid past 12 months.
11. PREVIOUS MONTHLY FIXED CHARGES - Income taxes, life insurance premiums (show face value of life insurance), social security, retirement and other monthly fixed charges for past 12 months. Enter the word "none" when appropriate.
12. ASSETS FOR CLOSING - (A) Assets available to complete closing usually consist of bank deposits, savings bonds, and marketable securities. If cash value of life insurance, net returns from property being sold, "work equity," "cash on hand," or a cash gift are to be used, enter amount under Assets for Closing as "Other" and explain. Cash gifts must be supported by the donor's statement indicating no repayment is expected. Assets not to be used in the transaction should be listed under (B).
13. LIABILITIES - Monthly payment and unpaid balance on current debts. Enter the word "none" when appropriate.
14. FUTURE MONTHLY PAYMENTS
a. Principal & Interest - Monthly payment to principal and interest from FHA Amort. Tables, Form 2025.
b. FHA Mortgage Insurance Premium - 1/12 of first annual Mort. Ins. Prem. from FHA Amort. Tables, Form 2025.
c. Ground Rent - Leasehold cases only. 1/12 of annual leasehold ground rent.
d. Total Debt Service - Total of (a), (b) and (c).
e. Fire Insurance - 1/12 of annual fire insurance premium required by mortgagor.</p> | <p>f. Taxes, Special Assessments - From Form 2000, Mortgagor's Application for Property Appraisal. If improvements have not been assessed, estimate taxes and special assessments upon completion of construction.
g. Total Mortgage Payment - Total of (d), (e) and (f).
h. Maintenance - From outstanding commitment or mortgagor's estimate.
i. Heat & Utilities - From outstanding commitment or mortgagor's estimate.
j. Total Housing Expense - Total of (g), (h) and (i).
k. Other Recurring Charges - An estimate of debts which will continue beyond 1 year and will be a factor in determining the adequacy of effective income. Enter 1/12 of the sum of payments on such debts. Include payments on notes, installment accounts, real estate, state taxes, life insurance premiums, social security and retirement. Disregard payments on real estate which is to be sold or traded and Federal Income taxes. Enter the word "none" when appropriate.
l. Total Fixed Payments - Total of (i) and (k).
15. SETTLEMENT REQUIREMENTS
a. Existing Debt - Refinancing cases only. Total amount owed.
b. Sale Price - Contract price less amount of (1) closing costs; or (2) prepaid expenses to be paid by seller; or (3) fair market value of non-realty items such as draperies, furniture, carpeting, free occupancy, etc. Enter (1) as 15(d); (2) as 15(h) and (3) as 15(i).
c. Repairs and Improvements - from outstanding commitment or mortgagor's estimate of repairs or improvements to be paid by purchaser not included in sales price and required by mortgagor or FHA.
d. Closing Costs - Mortgagor's estimate of closing costs regardless of whether costs are included in contract price. Costs include FHA fees, mortgagor's service charge, title search, preparation of deed, mortgage, mortgage tax, recording fees, etc. Do not include deposits for unaccrued taxes, insurance premiums, etc.
e. Total - Total of (a), (b), (c) and (d).
f. Mortgage Amount - As shown in Block 4.
g. Mortgagors Required Investment - Subtract (f) from (e); enter remainder. Amount must equal or exceed FHA required cash investment, except under Section 221(d)(2), Veterans under Section 203(b)(2) and in refinancing transactions.
h. Prepayable Expenses - Amount to be deposited by mortgagor for unaccrued taxes, fire insurance premiums, mortgage insurance premiums, etc.
i. Non-Realty and Other Items - Include non-realty and other items deducted from contract price and omitted from (b), such as draperies, furniture, carpeting, free occupancy.
j. Total Requirements - Total of (g), (h) and (i).
k. Amount Paid - From Sales Contract. Indicate cash or other payment. Attach statement if payment is other than cash.
l. Amount to be paid - Subtract (k) from (j). Explain if payment is other than cash.
m. Assets available - Total assets for closing from 12(A).
16. OTHER REAL ESTATE - Address of other real estate plus Sales Price and mortgage information.
17. MORTGAGOR'S CERTIFICATE - Mortgagor's experience with foreclosures or defaults. If property to be held for rent, answer questions concerning financial interest and ownership of other properties.
18. MORTGAGEE'S CERTIFICATE - Signature of mortgagor.</p> |
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Form Approved
Budget Bureau No. 61-R1062-2

U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
FEDERAL HOUSING ADMINISTRATION

2. FHA Case No. _____

1. CREDIT ANALYSIS PAGE
MORTGAGE TO BE INSURED UNDER
 SEC. 203(b) SEC.

3. PROPERTY ADDRESS

4. MORTGAGORS:
Husband _____ Age & _____
Wife _____ Age & _____
Address _____
Married & Yes _____ No _____ Age & _____
Co-Mortgagor(s) _____

MORTGAGE APPLIED FOR	Mortgage Amount	Interest Rate %	No. of months	Monthly Payment Principal & Interest
_____	_____	_____	_____	_____

7. PURPOSE OF LOAN: Finance Constr. Finance Refinance Finance Impr.
Mortgagor will be: on Own Land Purchase Exist. Loan to Exist. Prop. Other
 Occupant Landlord Builder Escrow Commit. Mortgage

8. EMPLOYMENT
Husband's occupation _____
Employer's name & address _____
_____ years employed
Wife's occupation _____
Employer's name & address _____
_____ years employed

9. EFFECTIVE INCOME MONTHLY INCOME
AS _____ Husband's base pay _____ \$
_____ Other Earnings _____
_____ Wife's base pay _____
_____ Other Earnings _____
_____ Income, other Real Estate _____
_____ Other _____
A _____ TOTAL _____ \$
_____ Less Federal Income Tax _____
AA _____ NET EFFECTIVE INCOME _____

10. PREVIOUS MONTHLY HOUSING EXPENSE
Mortgage payment or rent _____ \$
Fire Insurance _____
Taxes, special assessments _____
Maintenance _____
Heat & Utilities _____
Other (explain) _____
TOTAL \$ _____

11. PREVIOUS MONTHLY FIXED CHARGES
Federal, State & Local income taxes _____ \$
Prem. for _____ Life Insurance _____
Social Security & Retirement Payments _____
Investment account payments _____
Operating Expenses, other Real Estate _____
Other (explain) _____
TOTAL \$ _____

12. ASSETS FOR CLOSING
Cash accounts _____ \$
Marketable securities _____
Other (explain) _____
OTHER ASSETS (A) TOTAL \$ _____
Cash deposit on purchase _____
Other (explain) _____
(B) TOTAL \$ _____

13. LIABILITIES Monthly Pay. Unpd. Bal.
Automobile _____ \$ _____
Debts, other Real Estate _____
Life Insurance Loans _____
Notes payable _____
Credit Union _____
Retail accounts _____
TOTAL \$ _____

14. FUTURE MONTHLY PAYMENTS
(a) Principal & Interest _____ \$ _____
(b) FHA Mortgage Insurance Premium _____
(c) Ground rent (Leasehold only) _____
(d) TOTAL DEBT SERVICE (a+b+c) _____
(e) Fire Insurance _____
(f) Taxes, special assessments _____
(g) TOTAL MTG. PAYT. (d+e+f) _____
(h) Maintenance _____
(i) Heat & utilities _____
(j) TOTAL HSG. EXPENSE (g+h+i) _____
(k) Other recurring charges (explain) _____
(l) TOTAL FIXED PAYT. (j+k) _____ \$ _____

15. SETTLEMENT REQUIREMENTS
(a) Existing debt (Refinancing only) _____ \$ _____
(b) Sale price (Realty only) _____ \$ _____
(c) Repairs & improvements _____
(d) Closing Costs _____
(e) TOTAL (a + b + c + d) _____
(f) Mortgage amount _____
(g) Mortgagor's required investment (e-f) _____
(h) Prepayable expenses _____
(i) Non-equity & other items _____
(j) TOTAL REQUIREMENTS (g+h+i) _____
(k) Amt. to be pd. cash Other (explain) _____
(l) Amt. to be pd. cash Other (explain) _____
(m) Tot. assets available for closing (12(A)) _____ \$ _____

16. Do you own other Real Estate Unpd. Bal. \$ Yes No **Is it to be sold** Yes No **FHA or VA Mtp.** Yes No **Sales Price \$** _____ **Orig. Mtg. Amt. \$** _____

17. RATIOS: Loan to Value %: Term to Remain. Econ. Life %: Total Payt. to Rental Value %: Debt Serv. to Rent Inc. %

18. MORTGAGOR RATING
Credit Characteristics _____ Motivating Interest in Ownership _____ Importance of Monetary Interest _____
Adequacy of Available Assets _____ Stability of Effective Income _____ Adequacy of Effective Income _____

Remarks:

Examiner _____ Reviewer _____ Date _____ 196 _____

FHA FORM NO. 2000-2 Rev. 5/68 FHA COPY - FILE IN CASE BINDER

Form Approved
Budget Bureau No. 67-11042-2

U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
FEDERAL HOUSING ADMINISTRATION

2. FMA Case No. _____

<p style="text-align: center;">1. DATA PAGE MORTGAGE TO BE INSURED UNDER</p> <p style="text-align: center;"><input type="checkbox"/> SEC. 203(b) <input type="checkbox"/> SEC.</p>	<p style="text-align: center;">3. PROPERTY ADDRESS</p> <p>4. MORTGAGORS:</p> <p>Husband _____ Age _____</p> <p>Wife _____ Age _____</p> <p>Address _____</p> <p>Married _____ Yrs. _____ No. of Dependents _____ Age _____</p> <p>Co-mortgagors: _____</p> <p>5. MORTGAGE APPLIED FOR →</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>Mortgage Amount</th> <th>Interest Rate %</th> <th>No. of Months</th> <th>Monthly Payment</th> <th>Principal & Interest</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	Mortgage Amount	Interest Rate %	No. of Months	Monthly Payment	Principal & Interest					
Mortgage Amount	Interest Rate %	No. of Months	Monthly Payment	Principal & Interest							
<p>7. PURPOSE OF LOAN: <input type="checkbox"/> Finance Constr. <input type="checkbox"/> Finance <input type="checkbox"/> Refinance <input type="checkbox"/> Finance Impr.</p> <p>Mortgage will be: <input type="checkbox"/> on Own Land <input type="checkbox"/> Purchase <input type="checkbox"/> Exist. Loan <input type="checkbox"/> to Exist. Prop. <input type="checkbox"/> Other</p> <p><input type="checkbox"/> Occupant <input type="checkbox"/> Landlord <input type="checkbox"/> Builder <input type="checkbox"/> Escrow Commit. Mortgage</p>	<p>8. EMPLOYMENT</p> <p>Husband's occupation _____</p> <p>Employer's name & address _____</p> <p>_____ years employed</p> <p>Wife's occupation _____</p> <p>Employer's name & address _____</p> <p>_____ years employed</p>										
<p>10. PREVIOUS MONTHLY HOUSING EXPENSE</p> <p>Mortgage payment or rent _____ \$</p> <p>Fire insurance _____ \$</p> <p>Taxes, special assessments _____ \$</p> <p>Maintenance _____ \$</p> <p>Heat & Utilities _____ \$</p> <p>Other (explain) _____ \$</p> <p style="text-align: right;">TOTAL \$</p>	<p>9. EFFECTIVE INCOME MONTHLY INCOME</p> <p>9A. Husband's base pay _____ \$</p> <p>Other Earnings _____ \$</p> <p>Wife's base pay _____ \$</p> <p>Other Earnings _____ \$</p> <p>Income, other Real Estate _____ \$</p> <p>Other _____ \$</p> <p style="text-align: right;">TOTAL \$</p> <p>9B. Less Federal Income Tax _____ \$</p> <p style="text-align: right;">NET EFFECTIVE INCOME</p>										
<p>12. ASSETS FOR CLOSING</p> <p>Cash accounts _____ \$</p> <p>Marketable securities _____ \$</p> <p>Other (explain) _____ \$</p> <p style="text-align: right;">(A) TOTAL \$</p> <p>Cash deposit on purchase _____ \$</p> <p>Other (explain) _____ \$</p> <p style="text-align: right;">(B) TOTAL \$</p>	<p>11. PREVIOUS MONTHLY FIXED CHARGES</p> <p>Federal, State & Local income taxes _____ \$</p> <p>Prem. for \$ _____ Life Insurance _____ \$</p> <p>Social Security & Retirement Payments _____ \$</p> <p>Installment account payments _____ \$</p> <p>Operating Expenses, other Real Estate _____ \$</p> <p>Other (explain) _____ \$</p> <p style="text-align: right;">TOTAL \$</p>										
<p>14. FUTURE MONTHLY PAYMENTS</p> <p>(a) Principal & Interest _____ \$</p> <p>(b) FMA Mortgage Insurance Premium _____ \$</p> <p>(c) Ground rent (Leasehold only) _____ \$</p> <p>(d) TOTAL DEBT SERVICE (a+b+c) _____ \$</p> <p>(e) Fire Insurance _____ \$</p> <p>(f) Taxes, special assessments _____ \$</p> <p>(g) TOTAL MTG. PAYT. (d+e+f) _____ \$</p> <p>(h) Maintenance _____ \$</p> <p>(i) Heat & utilities _____ \$</p> <p>(j) TOTAL HSG. EXPENSE (g+h+i) _____ \$</p> <p>(k) Other recurring charges (explain) _____ \$</p> <p>(l) TOTAL FIXED PAYT. (j+k) _____ \$</p>	<p>13. LIABILITIES Monthly Payt. Unpd. Bal.</p> <p>Automobile _____ \$ _____ \$</p> <p>Debt, other Real Estate _____ \$ _____ \$</p> <p>Life Insurance Loans _____ \$</p> <p>Notes payable _____ \$</p> <p>Credit Union _____ \$</p> <p>Retail accounts _____ \$</p> <p style="text-align: right;">TOTAL \$</p>										
<p>16. Do you own other Real Estate? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Is it to be sold? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Address _____</p> <p>Unpd. Bal. \$ _____</p>	<p>15. SETTLEMENT REQUIREMENTS</p> <p>(a) Existing debt (Refinancing only) _____ \$</p> <p>(b) Sale price (Realty only) _____ \$</p> <p>(c) Repairs & Improvements _____ \$</p> <p>(d) Closing Costs _____ \$</p> <p>(e) TOTAL (a + b + c + d) _____ \$</p> <p>(f) Mortgage amount _____ \$</p> <p>(g) Mortgagee's required investment (a-f) _____ \$</p> <p>(h) Prepayable expenses _____ \$</p> <p>(i) Non-realty & other items _____ \$</p> <p>(j) TOTAL REQUIREMENTS (g+h+i) _____ \$</p> <p>(k) Amt. pd. <input type="checkbox"/> cash <input type="checkbox"/> Other (explain) _____ \$</p> <p>(l) Amt. to be pd. <input type="checkbox"/> cash <input type="checkbox"/> Other (explain) _____ \$</p> <p>(m) Tot. assets available for closing (12(A)) _____ \$</p>										
<p>17. RATIO'S Loan to Value _____ % Term to Remain. Econ. Life _____ % Total Payt. to Rental Value _____ % Debt Serv. to Rent Inc. _____ %</p>	<p>18. Do you own other Real Estate? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Is it to be sold? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Address _____</p> <p>Unpd. Bal. \$ _____</p>										

FHA FORM NO. 2900-3 Rev. 3/68 FMA COPY - SEND TO RESEARCH & STATISTICS DIVISION AFTER INSURANCE ENDORSEMENT