

Revision to Chapter 1 of the MAP Guide
Introduction

- Q. Can the pre-application stage of processing be combined with the Firm Commitment for one stage processing?
- A. One of the purposes of MAP is, “To provide the Lender an earlier review of the application for insurance on new construction and substantial rehabilitation, through a pre-application phase of processing. Therefore, if the application is rejected by HUD at a pre-application stage, the Lender and borrower do not spend the time and money required to prepare the exhibits and analysis for the application for Firm Commitment.” However, several Lenders have inquired as to the possibility of combining the pre-application phase with the Firm Commitment stage. After careful consideration and based on the experience MAP Lenders have gained under the MAP program we are hereby amending the requirement that New Construction and Sub Rehabilitation applications under Sections 221(d)(3), 221(d)(4), 220 and 232 applications must go through two stages of processing- pre-application and firm commitment, to allow MAP Lenders the *option* of going through both stages or opting to combine both into the Firm Commitment phase of processing.

When a MAP Lender opts to go straight to Firm Commitment, they must address and include all of the exhibits previously required at pre-app with the exhibits required for Firm Commitment processing, and perform all of the responsibilities for Pre-application and Firm commitment processing.

The Lender is also reminded that when proceeding straight to Firm Commitment, an application Fee is required and will be considered earned in accordance with outstanding instructions governing fee and premium charges.

This new feature is effective June 20, 2005. Therefore, Chapter 4.1 E NOTE: of the MAP Guide is hereby amended to allow for the combining of the pre-application and firm commitment stage of processing. All other pre-application references in the MAP Guide are also changed and will be reflected in the upcoming revised MAP Guide.

Because of the above change, the processing timeframe of 45 days for the Field Office review is being amended to **60** days. Field Offices will now have 60 days with which to complete the review of those applications where the MAP Lender has chosen to combine the Pre-application and Firm Commitment application. **The new 60-day Field Office review time frame is only when the pre-application phase is combined into the one Firm Commitment application phase. (6/16/05)**

