



HARP 2.0 Guidelines

FICO Scores (we will use the middle score out of the three agency bureaus if single, or the lowest middle score if married)

760+ (unlimited LTV/unlimited CLTV)
720-759 (up to 150% LTV/unlimited CLTV)
680-719 (up to 140% LTV/unlimited CLTV)
620-679 (up to 125% LTV/unlimited CLTV)*

*2nd homes, investment properties, condos, loans over \$417,000 stay at 125% or below. 620 minimum credit score to qualify.

2nd Mortgages must be subordinated; meaning your 2nd mortgage company must approve the refinance and stay in 2nd position. Note: Some credit unions will not subordinate.

Must be current on payments; no exceptions.

Must have an impound account; no exceptions. (i.e. taxes and insurance will be included in your monthly payment).

Monthly mortgage payment should be 31% or less of household monthly gross income (before taxes).

DTI (Debt To Income) ratio should be under 50% (Add all your credit card minimum payments, mortgage payment with taxes and insurance, any student loan payments, any car loan payments and divide by monthly gross income).

Loan must be before June 1st, 2009 or refinanced before June 1st, 2009. No exceptions.

Interest rate should be over 5% or an ARM to maximize savings.

Must be a Fannie Mae loan. If you have a Freddie Mac loan, the maximum LTV is still at 125% until further notice.

Appraisal waivers will be requested for \$75 otherwise \$475 will be charged for appraisals, if the waiver is denied by Fannie Mae's or Freddie Mac's underwriting system.

Loan must not have PMI; there are discussions currently to allow LPMI and BPMI transfers; however they have not been approved yet. There will be no PMI in your new loan, if you don't have PMI currently.

HARP rates are higher than current market rates; however the borrower should still benefit under the new refinance program.

Credit reports are required to verify FICO score(s) which costs \$18. Copy of the credit report will be emailed to the borrower for their records.