

Harbor FHA VOE Only Program Matrix

Transaction Type	Occupancy	Harbor Portfolio FHA VOE Only			
		Min MDCS	Maximum LTV/CLTV		AUS
Purchase	O/O	620	96.50%	100.00% ¹	Approve or Accept/Eligible
Rate and Term	O/O	620	97.75%	100.00% ¹	Approve or Accept/Eligible
Cash Out	O/O	620	80.00%	80.00%	Approve or Accept/Eligible

FHA MIP Matrix ²						2020 FHA Mortgage Limits					
LTV	UFMIP	Annual	LTV	UFMIP	Annual	Region	1 Unit	2 Unit	3 Unit	4 Unit	
> 15 Year Term and Loan Amount ≤ \$625,500			≤ 15 Year Term and Loan Amount ≤ \$625,500			Low Cost Areas	\$356,362	\$456,275	\$551,500	\$685,400	
≤ 95%	1.75%	0.80%	≤ 90%	1.75%	0.45%						
> 95%	1.75%	0.85%	> 90%	1.75%	0.70%	High Cost Areas	\$822,375	\$1,053,000	\$1,272,750	\$1,581,750	
> 15 Year Term and Loan Amount > \$625,500			≤ 15 Year Term and Loan Amount > \$625,500								
≤ 95%	1.75%	1.00%	≤ 78%	1.75%	0.45%	A complete schedule of FHA mortgage limits for all areas is available at: https://entp.hud.gov/idapp/html/hicostlook.cfm					
> 95%	1.75%	1.05%	78.01 - 90%	1.75%	0.70%						
			> 90%	1.75%	0.95%						
Simple Refi and Streamline Refinance: For FHA loans endorsed on or before 5/31/09, the UFMIP will be .01% and Annual MIP will be .55%. For all other streamlines, please use grid above.						2020 High Balance Loan Limits					
						1 Unit	2 Unit	3 Unit	4 Unit		
						High Balance	> \$548,250	> \$702,000	> \$848,500	> \$1,054,500	

Borrower Eligibility	<ul style="list-style-type: none"> US Citizens Permanent Resident and Non-Permanent Resident Aliens Inter Vivos Revocable Trusts Non-Occupant Co-Borrowers
Underwriting	<ul style="list-style-type: none"> 620 Credit Score Minimum Loan Amount \$50,000 Manual Underwrites and downgrades not allowed Wage Earners Only - Self-Employed and Investment Income Not Allowed WestGen Work Number WVOE Required Non-Arms Length Transactions not allowed Downpayment Assistance Programs not allowed Departing Residence Income not allowed
Eligible Properties	<ul style="list-style-type: none"> Single Family Detached Single Family Attached 2-4 Unit Detached/Attached Planned Unit Developments FHA Project Approved Low-rise and High-rise Condominiums (including manufactured homes zoned as a condo) Rural Properties Multi Wide Manufactured Homes (if located in flood zone - subject to elevation certification)
Ineligible Properties	<ul style="list-style-type: none"> Condotels/Hotel Condominiums Mobile Homes Single Wide and Multi-Unit Manufactured Homes Timeshares Unimproved Land Income Producing Properties
State Restrictions	Texas 50 (a) (6) Refinance Mortgages are allowed to a maximum LTV of 80%

1. Unlimited CLTV is applicable to Government Entities or HUD Approved Non-Profit Subordinate Liens

2. MIP: LTV ≤90% will be assessed at 11 years and at an LTV >90%, MIP will apply for the duration of the loan term. All FHA loans will have upfront and monthly premiums, except as noted above. Pricing and loan program eligibility are determined using the base loan amount prior to financing UFMIP. UFMIP must be 100% financed into the mortgage or paid entirely by cash: partial financing not allowed.