



# Product Snapshot

## Reverse Mortgage

The information contained in this matrix may not highlight all requirements of these programs and does not reduce or eliminate any requirements set forth in our guidelines. Guidelines are subject to change without notice. To review our complete guidelines, ask your Sales Director for our Complete Guidelines

**Support:** [partners@moneyhouseus.com](mailto:partners@moneyhouseus.com).

**Reverse Sales/Guidelines:** (678) 459-2252

FHA Loan Limits are \$726,525 for all counties (1-4 units)					
Occupancy	Loan Type	Property Type	Max Loan Amount	PLF/LTV	TPLF/ LTV
Primary Residence Only	Refinancing	1-4 Units	PLF/ LTV is based on the lesser of the appraised value or \$765,600 1/1/2020	See chart below	n/a
	Purchase	1-4 Units			

### Loan Amount Calculation

The amount the homeowner can borrow depends on:

- Age of the youngest borrower (minimum of age 62)
- Current Expected Rate (Qualifying Rate) = 10 Year Swap + Margin
- Lesser of the appraised value of the home, the HECM FHA mortgage limit (\$726,525 for all counties) or the sales price.

The more valuable the home is, the older the borrower(s) are, and the lower the interest rate, the more that can be borrowed. If there is more than one borrower, the age of the **youngest** borrower is used to determine the amount eligible.

**Please note:** This PLF/LTV Matrix is based upon an Expected Rate of 4.00%. 3.00% is the FHA / HUD floor rate for all HECM's and will maximize the borrower's available funds. **Expected Rate above 3.00% will cause the PLF/LTV to decrease.**

Youngest Borrower's Age	HECM PLF	LESA Years	Youngest Borrower's Age	HECM PLF	LESA Years	Youngest Borrower's Age	HECM PLF	LESA Years
62	0.470	21	76	0.553	11	90	0.691	5
63	0.477	20	77	0.562	10	91	0.703	4
64	0.483	19	78	0.571	10	92	0.715	4
65	0.490	18	79	0.576	9	93	0.728	4
66	0.497	18	80	0.585	9	94	0.741	4
67	0.504	17	81	0.595	8	95+	0.750	3
68	0.511	16	82	0.605	8			
69	0.518	16	83	0.615	7			
70	0.522	15	84	0.625	7			
71	0.522	14	85	0.636	6			
72	0.524	13	86	0.647	6			
73	0.532	13	87	0.658	6			
74	0.539	12	88	0.667	5			
75	0.547	12	89	0.679	5			

Product Parameter	Refinance	Purchase
<b>Appraisal Requirement</b>	Full FHA interior/exterior appraisal is required.	Full FHA interior/exterior appraisal is required.
<b>AUS</b>	n/a	n/a
<b>Eligible Property Types (see program guidelines for ineligible property types)</b>	Attached/Detached SFR Attached/Detached PUD Low-Rise/High-Rise Condos Manufactured 2-4 Units (Primary Residence Only with FHA Lending Limit: \$726,525)	Attached/Detached SFR Attached/Detached PUD Low-Rise/High-Rise Condos Limit 2 REO plus Subject No Manufactured 2-4 Units (Primary Residence Only with FHA Lending Limit: \$726,525)

Product Parameter	Refinance	Purchase
<b>Income Documentation</b>	Full Income & Asset Underwrite	Full Income & Asset Underwrite
<b>Loan Limits</b>	FHA Limit: \$726,525 LTV based against this value.	FHA Limit: \$726,525 LTV based against this value.
<b>Max Financed Properties</b>	Primary Residence: No restrictions	No more than 3; including subject
<b>Mortgage History</b>	Foreclosure, Deed in Lieu, Short Sale within last 2 years. ** Exceptions considered	No Foreclosure, Deed in Lieu, Short Sale within 2 years.
<b>Minimum Satisfactory Credit (NO LESA)</b>	Mortgage and Installment 0x30 / 12 Months 2x30 / 24 Months  Revolving 3x60/ 12 Months	Mortgage and Installment 0x30 / 12 Months 2x30 / 24 Months  Revolving 3x60 / 12 Months
<b>Property Tax History</b>	24 Months	24 Months
<b>Hazard / Flood (if applicable)</b>	12 Months	12 Months
<b>HOA</b>	24 Months	24 Months
<b>LESA (Loan Expectancy Set Aside) is a future tax and insurance impound account</b>	Required when minimum credit and/or income guidelines are not met. See schedule - Page 1, age of youngest spouse used	Required when minimum credit and/or income guidelines are not met. See schedule - Page 1, age of youngest spouse used
<b>Properties Listed for Sale</b>	Eligible if listing is pulled one-day prior to application	n/a
<b>Seasoning</b>	Borrowers must have owned the property for at least 1-year to be eligible for Cash-out Refinance transaction at higher value than purchase price.	n/a
<b>Un-permitted Additions</b>	Allowed, per program guidelines.	Allowed, per program guidelines.
<b>Mandatory origination date sequence order</b>	1. Counseling 2. Application / Disclosures 3. Case Assignment 4. Appraisal Order / Completed	1. Purchase Contract – Must include FHA Amendatory Clause 2. Counseling 3. Application/Disclosures 4. Case Assignment 5. Appraisal Order / Completed

<b>Change in interest rate</b>	Once a year
<b>Index</b>	One Year LIBOR
<b>Upfront MIP</b>	2% of the Appraisal capped at \$14,530.50
<b>Annual MIP</b>	.5% to Rate
<b>Accessing Available Funds</b>	Liens, closing costs, repairs, funds up to 60% of the principal limit in the first 12 months or 10% of the principal limit
<b>Accessing Available Fund Types</b>	Payments (tenure/term), credit line, cash at close

[www.mhodportal.com](http://www.mhodportal.com)

*Money House's programs neither originate from nor are expressly endorsed by any government entity.*

This information is published and/or provided by The Money House, Inc. as a courtesy to its clients and is meant for instructional purposes only. None of the information provided is intended to be legal advice in any context. The Money House makes every effort to provide accurate information. The Money House does not guarantee, warrant, ensure or promise that it is correct, and any effort to blame The Money House if this information proves to be incorrect will be vigorously defended. Each client is highly encouraged to seek the advice of legal counsel prior to distributing any of the information provided herein. Any unauthorized use, dissemination or distribution of this document is strictly prohibited.

The Money House, Inc. is an Equal Housing Lender. This is not a commitment to lend. Information is intended for mortgage professionals only and is not intended for public use or distribution. Terms and conditions of programs are subject to change at any time. Refer to The Money House's underwriting and program guidelines for loan specific details and all eligibility requirements. All other trademarks are the property of their respective owners. All rights reserved. Company NMLS #169716. 8/2019.

