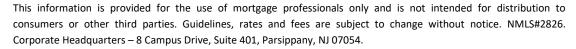


USDA STREAMLINED ASSIST REFINANCE

	PROGRAM SPECIFICATIONS
Description	Current USDA direct and guaranteed borrowers have a streamline option available to help them reduce their payments quickly and easily with the Streamlined-Assist Refinance Option. Available nationwide, with reduced fees and relaxed underwriting requirements.
Channels	 Broker Correspondent Table Funded Non-Delegated UW Delegated UW
FICO	Minimum Qualifying Credit Scores: • 580 minimum qualifying credit score for all qualifying borrowers ○ 2 credit scores required for all qualifying borrowers
	 Non-Credit Qualifying Streamlines: Require a soft pull credit report with one bureau. Reflected score must be a 580 or higher and show current mortgage payment history.
UW Method	Manual Underwriting – GUS not permitted
Eligible Borrowers	Current Section 502 Direct or Guaranteed Loan Borrowers must: Meet current household income eligibility requirements, SFH Section 502 GLP Eligibility Check Worksheet (usda.gov) Reside in an eligible rural area that was eligible at the time of the original loan closing, and https://eligibility.sc.egov.usda.gov/eligibility/welcomeAction.do?pag
	Note: If property shows "ineligible" the RD State Office must be contacted to confirm the property was eligible at the time of the original loan closing. https://www.rd.usda.gov/resources/usda-linc-training-resource-library Have made timely mortgage payments for the 12-month period prior to the refinance.
Eligible Terms	30 Yr. Fixed
Eligible Property Types	 The loan security must include the same property as the original loan. The security property must be owned and occupied by the applicants as their principal residence The security property must have been in an eligible rural area at the time of the original closing https://eligibility.sc.egov.usda.gov/eligibility/welcomeAction.do?pageAction=sf hprev Eligible Property Types include: 1 Unit Condominiums (3555.205) Must be approved or accepted by HUD/FHA, VA, Fannie Mae or Freddie Mac PUDs (3555.207) Manufactured Housing (3555.102 and 3555.208) Singlewide & Multi-width
Guidelines	 The existing loan must be a Section 502 Direct or Guaranteed loan The new interest rate must be a fixed interest rate and not exceed the rate of the loan being refinanced. The rate must not to exceed the rate described in RD HB-1-3555.104(a) The new term of the refinance loan must be 30 years The existing loan must have closed 12 months prior to request for a refinance New Borrowers may be added to the new refinance, but existing borrower may not be removed The loan may include the principal and interest balance of the existing loan, eligible loan closings costs, funds necessary to establish a new tax and insurance escrow account and the upfront guarantee fee.







	Borrower has never received subsidy and the statement of the loan balance from the Centralized Servicing Center (CSC) confirms that subsidy was not utilized at any time for the loan, a new appraisal will not be required. The borrower is not required to meet the repayment provisions as outlined in Chapter 9 of the Handbook. GUS may not be utilized and all loans must be manually underwritten. Customary and reasonable closing costs and other fees may be collected from the Borrower by the Lender. Such charges may not exceed the cost paid by the Lender or charged to the Lender by the Service Provider. Origination fees and charges not exceeding those publishing in the Federal Register by the
Documentation	 CFBP, found in 12 CFR 1026.43€(3). Form RD 3555-21 "Request for Single Family Housing Loan Guarantee" Full income verifications/documentation for all adult household members Uniform Residential Loan Application Evidence of qualified alien status, if applicable FEMA Form 086-0-32 "Standard Flood Hazard Determination Form". Appropriate flood insurance must be obtained if the property is in a flood zone at the time of the new loan closing, even if the area was not in a flood zone at the time of the original loan closing. A flood evaluation survey is not required for this program. Evidence the existing mortgage was paid as agreed for 12 months prior to application for the streamlined-assist refinance. The Lender must verify the mortgage payment history through a mortgage only credit report with FICOs and factors. All other requirements of RD HB-1-3555 and applicable Administrative Notices continue to apply.
Maximum LTV/CLTV	apply. No calculation required
Maximum DTI	No calculation required No calculation required
Maximum Loan Amount	Principal & Interest Balance of the Existing Loan Eligible Closing Costs Funds Necessary to Establish Tax and Insurance Escrow Upfront Guarantee Fee
Geographic Restrictions	Hawaii AFR does not operate in the state of Hawaii and does not permit loans with a subject property in Hawaii for all programs in all channels with the exception of Correspondent Delegated UW transactions. AFR requires the use of AFR's Texas counsel on all Texas transactions with the exception of Correspondent Delegated loans. AFR utilizes this 3 rd party for document preparation and require 48 hours for both title review and to generate a closing package.
Guidelines	https://www.rd.usda.gov/sites/default/files/3555-1chapter06.pdf

OVERLAYS

- AFR requires a mortgage only credit report with FICOs and factors on all transactions
- Prior to ordering the final Statement of Loan Balance on a Direct Loan with a subsidy recapture, AFR will require an appraisal. AFR will require the actual recapture to be identified and will not permit maximum amount.

Disclaimer: All overlays herein are subject to change by AFR without notice. Where AFR is silent, the UW must follow all guidelines outlined in the Guaranteed Rural Housing Loan Program Technical Handbook (HB-1-3555).

