

## FHA Streamline Quick Reference Comparison Guide

	Credit Qualifying	Non-Credit Qualifying	HB-to-HB Streamline (current loan owned/serviced by ServiceMac or Homebridge)
<b>AUS Required</b>	No	No	No
<b>Credit Report</b>	Full	Mortgage Only	No
<b>Minimum Credit Score</b>	580 (NY transactions minimum 600)	580 (NY transactions minimum 600)	N/A
<b>Income Documentation</b>	Yes	No	No
<b>Funds to Close</b>	Verification is only required if the funds to close are > the total PITI payment on the new loan; 2 months bank statements required. Large deposits must be sourced (deposit > 1% of the original property value on the Refinance Authorization)	Verification is only required if the funds to close are > the total PITI payment on the new loan; 2 months bank statements required. Large deposits must be sourced. (deposit > 1% of the original property value on the Refinance Authorization)	Verification is only required if the funds to close are > the total PITI payment on the new loan; 2 months bank statements required. Large deposits must be sourced.
<b>Reserves</b>	Not required	Not required	Not required
<b>Employment Verification</b>	2 year history required	Not required	Not required
<b>County Loan Limits Apply</b>	No	No	No
<b>New Loan Amount Refer to guidelines for specific details on what can/cannot be included</b>	Cannot exceed the lesser of: <ul style="list-style-type: none"> <li>Outstanding principal balance, <b>or</b></li> <li>Original loan amount</li> </ul> Specific calculations apply based on occupancy type; refer to guidelines	Cannot exceed the lesser of: <ul style="list-style-type: none"> <li>Outstanding principal balance, <b>or</b></li> <li>Original loan amount</li> </ul> Specific calculations apply based on occupancy type; refer to guidelines	Cannot exceed the lesser of: <ul style="list-style-type: none"> <li>Outstanding principal balance, <b>or</b></li> <li>Original loan amount</li> </ul> Specific calculations apply based on occupancy type; refer to guidelines
<b>Occupancy</b>	<ul style="list-style-type: none"> <li>Owner-Occupied</li> <li>Investment</li> </ul>	<ul style="list-style-type: none"> <li>Owner-Occupied – requires a utility bill (one month) to document borrower currently occupying property. The hazard insurance policy billing/mailing address must match the subject property address.</li> <li>Investment</li> </ul>	<ul style="list-style-type: none"> <li>Owner-Occupied</li> <li>Investment</li> </ul>
<b>Units</b>	1-4 units	1-4 units	1-4 units
<b>Investment Property</b>	<ul style="list-style-type: none"> <li>AVM required if &gt; 100% LTV</li> <li>Minimum credit score 580 if LTV &gt; 100%</li> <li>Fixed rate only</li> </ul>	<ul style="list-style-type: none"> <li>AVM required if &gt; 100% LTV</li> <li>Minimum credit score 580 if LTV &gt; 100%</li> <li>Fixed rate only</li> </ul>	No overlays
<b>Borrower - Eligibility</b>	<b>Case Numbers Assigned Prior To May 25, 2025:</b> U.S. citizens, Permanent Resident Borrowers, Non-Permanent Resident Borrowers (including DACA status borrowers) eligible <b>Case Numbers Assigned On or After May 25, 2025:</b> U.S. citizens and Permanent Resident Borrowers <b>eligible</b> ; Non-Permanent/DACA status borrowers <b>ineligible</b>		
<b>Deleting a Borrower</b>	Yes if one borrower on existing loan remains on new loan	No except in case of death, divorce or legal separation. Documentation must be provided and borrower must have made payments for a minimum of 6 months prior to case assignment	No except in case of death, divorce or legal separation. Documentation must be provided and borrower must have made payments for a minimum of 6 months prior to case assignment
<b>HPML Eligible</b>	Yes	Yes	Yes
<b>Closing Costs/Discount Points/ Prepays Allowed in New Loan</b>	No <b>Owner-Occupied:</b> If payoff demand reflects an escrow credit the MIP <b>cannot</b> be included in the new loan <b>Investment:</b> Interest and MIP also ineligible	No <b>Owner-Occupied:</b> If payoff demand reflects an escrow credit the MIP <b>cannot</b> be included in the new loan <b>Investment:</b> Interest and MIP also ineligible	No <b>Owner-Occupied:</b> If payoff demand reflects an escrow credit the MIP <b>cannot</b> be included in the new loan <b>Investment:</b> Interest/ MIP ineligible
<b>Delinquent Payments/Interest/Late Charges/Escrow Shortage Allowed in New Loan</b>	<ul style="list-style-type: none"> <li><b>Owner-occupied:</b> Late charges and escrow shortages may be included</li> <li><b>Investment:</b> No</li> </ul>	<ul style="list-style-type: none"> <li><b>Owner-occupied:</b> Late charges and escrow shortages may be included</li> <li><b>Investment:</b> No</li> </ul>	<ul style="list-style-type: none"> <li><b>Owner-occupied:</b> Late charges and escrow shortages may be included</li> <li><b>Investment:</b> No</li> </ul>
<b>Maximum Cash Back</b>	\$500	\$500	\$500
<b>DTI Considered</b>	Yes Cannot exceed 31%/43% unless eligible HUD compensating factors are met	No	No

**All Streamline transactions must have a net tangible benefit to the borrower.**

- HUD defines a net tangible benefit **as any one of the following:**
  - A reduced combined interest rate\*, **and/or**
  - A change from an ARM to a fixed rate mortgage, **and/or**
  - A reduced loan term

Refer to the Borrower Benefit topics immediately below for detailed requirements to meet eligibility

\*NOTE: HUD defines the combined rate as the interest rate on the loan **plus** the monthly MIP rate (Refer to the Case Query on the previous case number). This requirement does not apply when the net tangible benefit is a reduced loan term

- Any net tangible benefit must result in a financial benefit to the borrower
- HomeBridge requires a copy of the existing Note **and** a statement from the current servicer confirming the existing loan type

**Borrower Benefit - Reduced Combined Interest Rate and Conversion from ARM to Fixed Eligibility**

The chart below identifies the reduced combined rate and converting from an ARM to a fixed rate eligibility requirements.

From	To	Requirement for New Combined Rate
Fixed rate	Fixed rate	New rate must be a minimum 0.5% below the prior combined rate
Fixed rate	Hybrid ARM	New rate must be a minimum 2% below the prior combined rate
Any ARM with < 15 months to next payment change date	Fixed rate	New rate cannot be > 2% above the prior combined rate
Any ARM with < 15 months to next payment change date	Hybrid ARM	New rate must be a minimum 1% below the prior combined rate
Any ARM with ≥ 15 months to next payment change date	Fixed rate	New rate cannot be > 2% points above the prior combined rate
Any ARM with ≥ 15 months to next payment change date	Hybrid ARM	New rate must be a minimum 1% below the prior combined rate

**Borrower Benefit - Reduction in Term Eligibility**

A **reduction in term, measured from the remaining term, of ≥ 3 years** also qualifies as a net tangible benefit if all of the additional following requirements are met:

- The loan must be going to a fixed rate product (fixed to fixed, ARM to fixed), **and**  
 \*NOTE: Term reduction is **not eligible** for a loan going to an ARM product (ARM to ARM, fixed to ARM)
- The remaining amortization period of the existing mortgage is reduced, **and**
- **Fixed to Fixed:** The new interest rate is below the combined rate interest rate, **or**
- **ARM to Fixed:** New rate cannot be > 2% above the prior combined rate, **and**
- The combined principal, interest, and MIP payment of the new loan does not exceed the combined principal, interest and MIP payment of the refinanced loan by more than \$50

**NOTE: A term reduction of < 3 years is not eligible to satisfy NTB requirements**

Refer to HomeBridge's [FHA Streamline](#) guidelines for detailed requirements.