

# LIMITED 203(k) TERM SHEET

## ELIGIBLE FIRST MORTGAGE PROGRAMS

FL HOUSING EIN 59-3451366	FL FIRST for BOND	FL HOMETOWN HEROES BOND & TBA
ELIGIBLE LOAN TYPES	<ul style="list-style-type: none"> <li>FHA</li> </ul>	<ul style="list-style-type: none"> <li>FHA</li> </ul>
ELIGIBLE SECOND MORTGAGE OPTIONS	<ul style="list-style-type: none"> <li>FL ASSIST</li> <li>FL HLP</li> </ul>	<ul style="list-style-type: none"> <li>FL HOMETOWN HEROES 5% 2nd MORTGAGE</li> </ul>
PRICING AND RATE	<p>The Limited 203(k) does not carry a separate rate from the standard FHA rate. Lenders would consider the FHA rate offered for the applicable program (BOND or TBA). Please note: FHA rates may vary between the BOND and TBA program so be cautious when reserving the appropriate option. Rate variances between BOND and TBA may result in repricing at loan delivery if the incorrect FHA program is reserved.</p> <p><i>Rates will be posted by 10 AM in the eHousing eHPortal. The system will lock at 8 PM nightly. Lenders will need to refer to the <a href="#">eHousing website for rates</a>.</i></p>	
TERM	30-year	
LTV	Per FHA requirements.	
CLTV	Per FHA requirements.	
FICO	Minimum 640.	
DTI	Maximum 50%.	
ELIGIBLE PROPERTIES	<ul style="list-style-type: none"> <li>Attached/detached 1-unit dwelling (including townhomes).</li> <li>2-4 unit property</li> <li>Condos</li> <li>Manufactured Housing</li> </ul> <p><i>Refer to corresponding Lender Guide for more information.</i></p>	
MANUAL UNDERWRITING	<ul style="list-style-type: none"> <li>Minimum FICO = 660</li> <li>Maximum DTI = 43%</li> </ul>	
RESERVATION TIMELINE	<ul style="list-style-type: none"> <li>All loans originated in FL Housing's Homebuyer Loan Program must adhere to a 60-day reservation to purchase timeline.</li> </ul>	
OVERVIEW OF LIMITED 203(k) REQUIREMENTS	<ul style="list-style-type: none"> <li>May only be used for minor remodeling and non-structural repairs.</li> <li>Does not require the use of a 203(k) consultant, but a consultant may be used.</li> <li>The total rehabilitation cost must not exceed \$35,000. There is no minimum rehabilitation cost.</li> <li>All improvements to existing structures must comply with HUD's minimum property requirements and satisfy local building codes.</li> <li>Time frame for completion of repairs not to exceed six months (unless an approved FHA exception to the 6-month timeframe is present in delivered loan file to Lakeview).</li> <li>Work completed must reflect on the 203K Limited Eligible Improvement/ Repairs list.</li> <li>Follow FHA Handbook 4000.1 203k Limited guidelines regarding reason, type of improvements, time to complete, quality, disbursements and post-closing documentation.</li> <li>Lenders must handle all disbursements and are responsible for release of escrow and closing out the loan in FHA Connection.</li> </ul>	

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FL HOUSING LIMITED 203(k) FEES	<ul style="list-style-type: none"> <li>Lenders may charge 1% Origination not to exceed \$2,000. Lenders charging more than the maximum of \$2,000 will be required to apply a Principal Reduction (PR) to the first. This fee cannot be financed into the loan. Refer to "Lender Fees" in the corresponding Lender Guide for more information.</li> </ul>	
SUPPLEMENTAL ORIGINATION FEE	<ul style="list-style-type: none"> <li>Lenders must ensure any allowable FHA fees specific to the Limited 203(k) satisfy FHA and regulatory requirements.</li> </ul>	
FIRST MORTGAGE FEES	Refer to corresponding Lender Guideline for more information.	
CO-SIGNORS	Refer to Co-Signor Term Sheet for more information.	
APPRAISAL REQUIREMENTS	<ul style="list-style-type: none"> <li>Two appraisals are required.</li> <li>The Lender may require to perform two separate types of valuation and Lender may order both reports from the same appraiser or select different appraisers for the two valuation assignments.</li> <li>Lakeview requires both an <b>as-is</b> and an <b>after-improved</b> value of the property. The case will require two separate appraisal assignments, and reports, as indicated below: <p style="text-align: center;">An analysis to provide the as-is value <b>AND</b> A separate analysis performed under the hypothetical condition that the repairs have been completed.</p> </li> </ul>	
LOAN DELIVERY REQUIREMENTS (PRE-PURCHASE)	<ul style="list-style-type: none"> <li>When Lender attempts to insure/endorse the FHA 203(k) loan after closing, prior to loan delivery, the Lender does not have to wait until the 203(k)s work has been completed. FHA Connection will still allow endorsement of the loan if an Lender is self-insured (FHA Lender Insured Program) and select loan as an open 203(k). Once the work has been completed and the funds are released, Lender is responsible for closing out the open 203(k) escrow in FHA Connection.</li> <li>Final CD reflecting escrow holdback repair funds.</li> <li>Rehabilitation Loan Rider.</li> </ul>	

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**FL HOUSING**  
EIN 59-3451366

**FL FIRST for BOND**

**FL HOMETOWN HEROES**  
**BOND & TBA**

**POST-PURCHASE REQUIREMENTS**

- Any remaining funds should be refunded to the borrower as a PR to the first mortgage. Lender is responsible for forwarding funds to LoanCare indicating how much should be applied to first as a PR.

**Wires and ACH:** LoanCare, LLC  
 Bank Name: Wells Fargo Bank, NA  
 ABA Number: 121 000 248  
 Account Number: 200 003 742 4631  
 Account Name: LoanCare, LLC Collection Clearing Account  
 Lc-cashtransfer@loancare.net

**Check:**  
 LoanCare, LLC  
 PO Box 37628  
 Philadelphia, PA 19101-0628

**Include the Below Info:**  
 Lakeview's Loan Number  
 Borrower Name  
 Amount  
 How to Apply Funds (as a PR to the first mortgage)

- Final Release Notice (see sample document in this Term Sheet).
- Title update/lien waivers are required to ensure the validity of the first lien position and FL Housing's second lien position on the property.
- Mortgage to include the below language if the mortgage includes releases from the rehabilitation escrow account. (Review Rehabilitation Loan Rider to confirm.)

*"Provisions pertaining to releases are contained in the Rehabilitation Loan Rider, which is attached to this mortgage and made a part hereof."*