



FHA Loans

Refinances, Rate & Term

FHA Maximum Mortgage Calculation Worksheet Rate & Term Refinance Transactions			
Borrower Name(s):		Loan #:	FHA Case #:
1st CALCULATION - LTV Limitation			
1. Appraised Value* * 0.9775	\$		
* Use Lesser of Sales Price or Appraised Value if property is owned less than 1 year prior to loan application & loan is not FHA insured.			
2. 1 st Calculation Maximum Base Mortgage:		1.	\$
2nd CALCULATION - Existing Debt Calculation			
1. Unpaid Principal Balance (plus up to one month of monthly MIP + 60 days interest charged by servicing lender for the current month+ late charges + escrow shortages (may not include delinquent interest))	\$		
2. Plus Junior Liens Over 12 Months Old	\$		
3. Plus Allowable Borrower-Paid Closing Costs, Discounts, Accrued Late Charges and Escrow Shortages	\$		
4. Plus Prepaid Expenses (per diem interest to end of month on new loan + hazard insurance deposits+ real estate tax deposits needed to establish the escrow account)	\$		
5. Plus repairs required by the appraisal that will be paid by the borrower	\$		
6. Minus Lender credit for closing costs and prepaid expenses	\$		
7. Subtotal	\$		
8. Minus LESSER of:			
a. Unearned UFMIP Refund (from FHA Refinance Authorization or appropriate MIP Refund Schedule)	\$		
- OR -			
b. New Estimated UFMIP	\$		
c. Maximum UFMIP (lesser of a or b)	\$()
9. 2 nd Calculation Maximum Base Mortgage:		2.	\$
3rd CALCULATION			
1. Statutory Limit for County	\$		
2. 3 rd Calculation Maximum Base Mortgage:		3.	\$
MAXIMUM BASE MORTGAGE	\$	Based on the lesser of calculations 1, 2 or 3	
Plus UFMIP	\$	(Maximum Base Mortgage x UFMIP factor based on when case # was ordered – refer to UFMIP chart)	
TOTAL NEW MORTGAGE AMOUNT:	\$	(Must be <= 100% of the Appraised Value)	