



FHA STANDARD 203(k) REHABILITATION MORTGAGE



FHA STANDARD 203(k) REHABILITATION MORTGAGE

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FHA STANDARD 203(k) REHABILITATION MORTGAGE AGENDA

- Overview
- Increased Market Opportunity
- AFR Overlays
- Credit/Ratio Requirements
- Improvements
- Property Types
- 203(k) Consultants
- Contractors
- Appraisal
- Cost of Rehab
- Maximum Mortgage Worksheet
- Process Flow
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FHA STANDARD 203(k) REHABILITATION MORTGAGE

OVERVIEW

- Section 203(k) insurance enables homebuyers and homeowners to finance both the purchase (or refinancing) of a house and the cost of its rehabilitation through a single mortgage or to finance the rehabilitation of their existing home
- A Standard 203(k) allows for major rehabilitation or improvements, including structural repairs. There is a minimum of \$5,000 of FHA mandatory repairs and the use of a 203(k) Consultant is required

FHA STANDARD 203(k) REHABILITATION MORTGAGE

INCREASED MARKET OPPORTUNITY

WHY A FHA STANDARD 203(k)?

Purchases:

- Homes in need of major rehabilitation
- Perfect for HUD REOs, foreclosures, and short sales
- Improvements to outdated homes, kitchens, bathrooms, etc.
- Structural deficiencies
- Additions and expansions

Refinances:

- Make improvements
- Improve instead of move
- Additions and expansions
- Necessary or optional major/structural repairs

Purchases and Refinances: If unexpectedly, the appraisal is subject to major and/or structural repairs, the loan can be converted to a Standard 203(k)

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CREDIT / RATIO GUIDELINES

MINIMUM QUALIFYING CREDIT SCORE

- 580 minimum qualifying credit score for all qualifying Borrower(s).

MAXIMUM LTV/CLTV/HCLTV

- Purchase 96.50%
- Rate/Term 97.75%

DTI AND TOTAL SCORECARD CLASSIFICATIONS

- Approve/Eligible – DU
- Refer/Eligible - DU
- Risk Class Accept – LPA
- Risk Class Refer – LPA

UW METHOD

- Desktop Underwriter (DU)
- Loan Product Advisor (LPA)

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CREDIT / RATIO GUIDELINES

GEOGRAPHIC RESTRICTIONS

- Hawaii.

ELIGIBLE TERMS

- 10Yr., 15Yr., 20Yr., 25Yr., 30Yr. Fixed

ELIGIBLE PROPERTIES

- Primary Residences:
 - 1-4 Unit
 - Manufactured housing
 - FHA Approved Condos
 - Site Condo
 - PUDs
 - HUD REO
 - Mixed use

MANUFACTURED HOUSING

- Where the rehabilitation does not affect the structural components of the Structure that were designed and constructed in conformance with the FMHCSS and must comply with all other requirements for manufactured housing.

FHA STANDARD 203(K) REHABILITATION MORTGAGE

ELIGIBLE PROPERTY TYPES

ELIGIBLE PROPERTY TYPES

- 1-4 Unit Properties
- Manufactured Housing (Singlewide, Doublewide, and Triplewide)
 - The rehabilitation must not affect the structural components of the Structure that were designed and constructed in conformance with the FMHCSS and must comply with all other requirements for Manufactured Housing
- FHA HRAP Approved Condominiums and Site Condominium Units
 - The rehabilitation and improvements are limited to the interior of the unit, except for the installation of firewalls in the attic of the unit.
 - No more than 5 units per condominium association, or 25% of the total number of units, whichever is less, can undergo rehabilitation at any time
 - After rehabilitation is complete, the unit is located in a Structure containing no more than 4 units.
- Site Condominiums
- PUDs
- HUD REO Property
 - The property must be identified as eligible for 203(k) financing as evidenced on the sales contract or addendum.
 - Investor purchases of HUD REO properties are not eligible for 203(k) financing.
- **Reminder:** A Property that is not eligible for a 203(b) Mortgage due to health and safety or security issues may be eligible under 203(k) if the rehabilitation or repair work performed will correct such issues.
- A Property with an existing 203(k) Mortgage is not eligible to be refinanced until all repairs are completed and the case has been electronically closed out.
- Property must be an existing Property that has been completed for at least one year prior to the case number assignment date.

FHA STANDARD 203(k) REHABILITATION MORTGAGE

INELIGIBLE PROPERTY TYPES

The Property must be an existing Property that has been completed for at least one year prior to the case number assignment date (Certificate of Occupancy may be required to evidence completion for at least one year). Properties must be Primary residences and can be attached or detached.

INELIGIBLE PROPERTY TYPES

- Demolished Homes
- Raised Homes
- Manufactured Housing that has been moved and/or traded
- Mixed-use properties
- Co-ops
- Non-FHA approved condominiums: DELRAP approved condominiums
- Investment properties
- Mobile homes
- Properties with commercial influence are subject to additional review.
 - Any property where marijuana is grown or processed inside the home or on the property, regardless of the quantity or state law is unacceptable.
- AFR will not permit properties with more than 100 acres
- Cashback on Rate/Term Refinance transactions is not permitted.

Important: Homes that have never been completed cannot be accepted into the 203(k) program; construction of the property must have been completed for at least one year. Evidence of completion would be a Certificate of Occupancy or other similar documentation from the local jurisdiction

FHA STANDARD 203(k) REHABILITATION MORTGAGE

ELIGIBLE IMPROVEMENTS

Types of eligible improvements include, but are not limited to:

- Converting a one-family Structure to a multi-family Structure
- Decreasing an existing multi-unit Structure to a one- two-family Structure
- Making structural alterations such as the repair or replacement of structural damage, additions to the Structure, and finished attics and/or basements
- Rehabilitating, improving or constructing a garage – can be either attached or detached but must have its own permanent foundation
- Eliminating health and safety hazards that would violate HUD’s Minimum Property Requirements (MPR)
- Installing or repairing wells and/or septic systems
- Connecting to public water and sewage systems
- Repairing/replacing plumbing, heating, AC and electrical systems
- Making changes for improved functions and modernization
- Making changes for aesthetic appeal
- Repairing or adding roofing, gutters and downspouts
- Making energy conservation improvements
- Creating accessibility for persons with disabilities
- Installing or repairing fences, walkways, and driveways
- Installing a new refrigerator, cooktop, oven, dishwasher, built-in microwave oven, and washer/dryer
- Repairing or removing an in-ground swimming pool
- Installing smoke detectors
- Making site improvements
- Landscaping
- Installing or repairing exterior decks, patios, and porches
- Constructing a windstorm shelter
- Covering lead-based paint stabilization costs, if the Structure was built before 1978, in accordance with the Single Family mortgage insurance lead-based paint rule (24 CFR 200.805 and 200.810(c)) and the U.S. Environmental Protection Agency’s (EPA) Renovation, Repair, and Painting Rule (40 CFR 745, especially subparts E and Q)

Reminder: The Standard 203(k) requires a minimum of \$5,000 in eligible improvements

FHA STANDARD 203(k) REHABILITATION MORTGAGE

IMPROVEMENT STANDARDS

GENERAL

- Structures must comply with HUD's Minimum Property Requirements (MPR)
- For a newly constructed addition to the existing Structure, the energy improvements must meet or exceed local codes and the requirements of the 2006 International Energy Conservation Code (IECC) or a successor energy code standard that has been adopted by HUD through a Federal Register notice

SPECIFIC

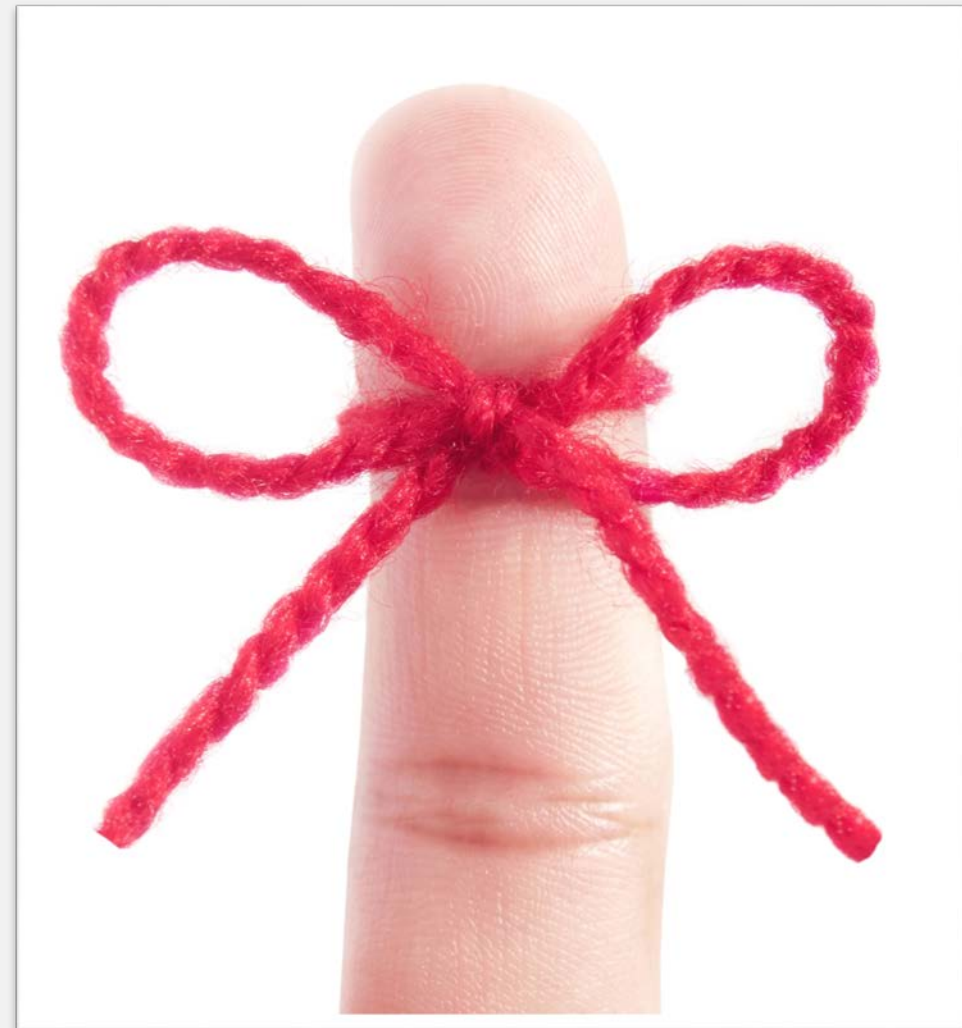
- Any addition of a Structure unit must be attached to the existing Structure
- Site improvements, landscaping, patios, decks and terraces must increase the As-Is Property Value equal to the dollar amount spent on the improvements or be necessary to preserve the Property from erosion

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INELIGIBLE IMPROVEMENTS

The Standard 203(k) mortgage proceeds may not be used to finance costs associated with the purchase or repair of any luxury item, any improvement that does not become a permanent part of the subject property, improvements that solely benefit commercial functions within the property including:

- Recreational or luxury improvements, such as:
 - Swimming pools (existing in-ground swimming pools can be repaired)
 - An exterior hot tub, spa, whirlpool bath, bath houses or sauna
 - Barbecue pits, outdoor fireplaces or hearths
 - Tennis courts, gazebos
 - Photo murals
 - Satellite dishes
 - Tree surgery (except when eliminating an endangerment to existing improvements)
 - Additions or alterations to support commercial use or to equip or refurbish space for commercial use
- The purchase of an existing structure on another site, moving it onto a new foundation and repairing/renovating it
- Any repair/removal/remediation of Oil Tanks



FHA STANDARD 203(k) REHABILITATION MORTGAGE

AFR OVERLAYS

FHA Standard 203(k) Renovation Mortgages must follow all AFR Overlays outlined in the FHA 203(b) program with the addition of the following:

- The Borrower must sign off on the interim draws as per FHA guidelines; AFR will not accept an assignment
- The contractor bid cannot exceed the consultants write up and it must be within the contingency percentage
- Program may be used in conjunction with the FHA \$100 Down Program and the 203(b) Repair Escrow program
- AFR does not permit identities/conflicts of interest between the borrower and contractor. The borrower and contractor may not be related, nor can there be any employee/employer relationship
- 2nd level review by AFR Management on any property that is identified to have a current “As-is” property condition rating of C5 or C6. Loan is subject to additional requirements/conditions.
- Note: “As Completed” Property Condition Rating as determined by the Appraiser must be C1-C4.
- Razing/demolition of home down to its foundation is not permitted
- Physical relocation of a home from another location is not permitted
- Self-Help is not permitted. The borrower/owner may not be involved whatsoever in any aspect of the construction/rehabilitation
- AFR permits for only 1 General Contractor; multiple General Contractors are not permitted
- AFR will require stamped and sealed line drawings by a licensed engineer or architect with a statement provided stating that permits can be obtained when any type of addition is being done or a zoning modification is going to be needed.
- AFR does not permit the renovation or construction of an Additional Dwelling Unit (A.D.U.).
- If the utilities are off at the time of the inspection, the Appraiser must ask to have them turned on and complete all requirements under Mechanical Components. However, if it is not feasible to have the utilities turned on, then a pressure test and electrical test is required and must be completed by an appropriately licensed professional.

Reminder: At minimum, all FHA guidelines must be met

FHA STANDARD 203(k) REHABILITATION MORTGAGE TIME PERIOD FOR CONSTRUCTION

- The work must begin within 30 days of the execution of the Agreement
- The work must not cease prior to completion for more than 30 consecutive days
- The work is to be completed within the time period shown on the Agreement (not to exceed 6 months)

FHA STANDARD 203(k) REHABILITATION MORTGAGE

ROLE OF THE 203(k) CONSULTANT

The Borrower must select (hire) an FHA-Approved 203(k) Consultant from the FHA Roster. The link can be found on our website or on HUD.GOV: <https://entp.hud.gov/idapp/html/f17cnsldata.cfm>

- Consultant's fee range from \$400-\$1,000+ depending on the dollar amount of the estimated work. See next slide for fee chart

The Consultant Must:

- Prepare a Feasibility Study (if requested)
- Inspect the property (using the 35 point checklist)
- Identify all required architectural exhibits (well certs, septic certs, termite reports, etc.)
- Inspect the work for completion and quality of workmanship at each draw request
- Review the proposed changes to the Work Write-Up and prepare a change order, if applicable
- Inform AFR of the progress of the rehabilitation and any problems that arise

- Ensure that the Property will comply with HUD's MPR or HUD's MPS after the improvements have been completed
- Provide a 203(k) Consultant's Certificate
- Prepare an unbiased Work Write-Up and Cost Estimate (without the use of the contractor's estimate)
 - The Work Write-Up refers to the report prepared by the Consultant that identifies each Work Item to be performed and the specifications for completion of the repair
 - The Cost Estimate refers to the breakdown of the cost for each proposed Work Item prepared by the Consultant
 - The Work Item refers to a specific repair or improvement that will be performed

FHA STANDARD 203(k) REHABILITATION MORTGAGE

203(k) CONSULTANT FEE SCHEDULE

CONSULTANT SCHEDULE

The Consultant may charge the maximum fees listed below for the preparation of the Work Write-Up and review of the architectural exhibits

- \$400 for repairs less than \$7,500
- \$500 for repairs between \$7,501 and \$15,000
- \$600 for repairs between \$15,001 and \$30,000
- \$700 for repairs between \$30,001 and \$50,000
- \$800 for repairs between \$50,001 and \$75,000
- \$900 for repairs between \$75,001 and \$100,000
- \$1000 for repairs over \$100,000

ADDITIONAL CHARGES

- The Consultant may charge an additional \$1000 for the preparation of a Feasibility Study
- The Consultant may charge an additional \$25 per additional Dwelling Unit
- The Consultant may charge up to \$350 per draw request
- The Consultant may charge \$100 per change order request
- The Consultant may charge a \$50 fee when re-inspection for a Work Item is required by the Borrower or Mortgagee
- The Consultant may charge a mileage fee at the current IRS rate when the Consultant's place of business is more than 15 miles from the Property

FHA STANDARD 203(k) REHABILITATION MORTGAGE

CONTRACTORS

- ❖ There can be no identity or conflict of interest between the Borrower and Contractor.
- ❖ All transactions must be arm's length.
- ❖ Family members are not eligible, nor can the borrower be employed by or be an owner in the contractor's business.

- AFR permits for one General Contractor only
- AFR must obtain a written agreements between the Borrower and the General Contractor. The contractor must agree in writing to complete the work for the amount of the Cost Estimate and within the allotted time frame
- Although obtaining more than one bid is recommended, it is not required
- In situations where more than one Contractor is needed, one must be named as the General Contractor. The others will become subcontractors under the GC's supervision
- The General Contractor must carry over all of the subcontractors' bids onto his/ her bid. The General Contractor will be responsible for overseeing that all repairs are done in a workmanlike and timely manner

- The General Contractor is responsible for disbursing all funds to the subcontractors when funds are released from escrow
- The General Contractor must carry sufficient insurance equal to the greater of \$100,000 or the loan amount per occurrence through a valid and current general liability insurance policy
- AFR requires the contractor or borrower to follow up with the county/city/parish and make sure any required inspections are completed based on the permits that were pulled.
- Contractor must make sure they have documentation of a passing permit inspections from the municipality that issued the permit(s).

Important: Licensing requirements vary in each state/municipality for contractors. If a repair calls for a specialized contractor, such as electrical or plumbing repair, the contractor must be licensed to do the work per state requirement.

- The Contractor must provide a detailed estimate/bid itemizing all the repairs that are to be completed with cost and note if permits are going to be required

Reminder: AFR does not permit "Self-Help"

FHA STANDARD 203(k) REHABILITATION MORTGAGE

STANDARD 203(k) APPRAISAL

How is it different?

- The appraisal is ordered as a FHA 203(k) appraisal. The general contractor bid and consultant's specification of repairs is forwarded to the appraisal company upon the order, for both refinances and purchases
- The appraiser does the appraisal report "subject to" completion per the contractor bid and will give an "after improved value". The appraiser must provide a statement to certify if the subject will meet HUD MPR or must indicate what additional repairs are still needed in order to meet HUD MPR.
- When an AS IS value is needed a second appraisal report ordered as an AS IS report must be obtained in order to determine the AS IS value. The same appraiser is permitted to completed both reports and the borrower may be charged for the AS IS report when it is not required for property flipping guidelines.
- The scope of the appraisal is the future value
- Any additional repairs notated by the appraiser must be addressed and completed either prior to close and verified with a certificate of completion or must be included in the 203(k) repairs
- Any modifications and/or changes to the contractor bid or the consultant's specification of repairs must be reviewed and included in the appraisal report
- Double check the bid and appraisal for any items failing on the appraisal but not added on the bid. This will need to be completed.
- If permits were pulled, an inspection from the municipality they pulled the permits from is needed.
- If the utilities are off the time of the inspection, the Appraiser must ask to have them turned on and complete all requirements under Mechanical Components. However, if it is not feasible to have the utilities turned on, then a pressure test and electrical test is required and must be completed by an appropriately licensed professional.

FHA STANDARD 203(k) REHABILITATION MORTGAGE

TOTAL COST OF REPAIRS

How is it determined? Total rehabilitation cost escrowed may include all of the following:

- Estimated costs of Construction, Repairs and Rehabilitation
- Contingency Reserve (10%-20% @ Consultant's recommendation)
- Draw Inspection Fees (Consultant's recommendation number & cost per)
- Up to 6 months mortgage payments
 - (if home uninhabitable during rehab)
- Final title update of \$150
- Consultant, Architectural, and Engineering fees
 - (if applicable)
- Permits
 - (if applicable)
- Supplemental Origination Fee
 - (if applicable)

FHA STANDARD 203(k) REHABILITATION MORTGAGE

MORTGAGE PAYMENT RESERVE

Mortgage Payment Reserve refers to an amount set aside to make Mortgage Payments when the Property cannot be occupied during rehabilitation.

MORTGAGE PAYMENT RESERVE

- For 2-unit properties, if one of the units are occupied, the Mortgage Payment Reserve may only include the portion of the Mortgage Payment attributable to the units that cannot be occupied.
- To calculate the amount that can be included in the Mortgage Payment Reserve, divide the monthly Mortgage Payment by the number of units in the Property, and multiply that figure by the number of units that cannot be occupied.
- The resulting figure is the amount of the Mortgage Payment that will be paid through the Mortgage Payment Reserve. The Borrower is responsible for paying the servicing Mortgagee the portion of the Mortgage not covered by the Mortgage Payment Reserve
- AFR may establish a financeable Mortgage Payment Reserve, not to exceed six months of Mortgage Payments.
- The Mortgage Payment Reserve may include Mortgage Payments only for the period during which the Property cannot be occupied.
- The number of Mortgage Payments cannot exceed the completion time frame required in the Rehabilitation Loan Agreement

FHA STANDARD 203(k) REHABILITATION MORTGAGE

CONTINGENCY RESERVE

STRUCTURES WITH AN ACTUAL AGE OF MORE THAN 30 YEARS

- Contingency Reserve refers to funds that are set aside to cover unforeseen project costs

	Minimum	Maximum
Required when evidence of termite damage	10%	20%
Discretionary	No minimum	20%

STRUCTURES WITH AN ACTUAL AGE OF LESS THAN 30 YEARS

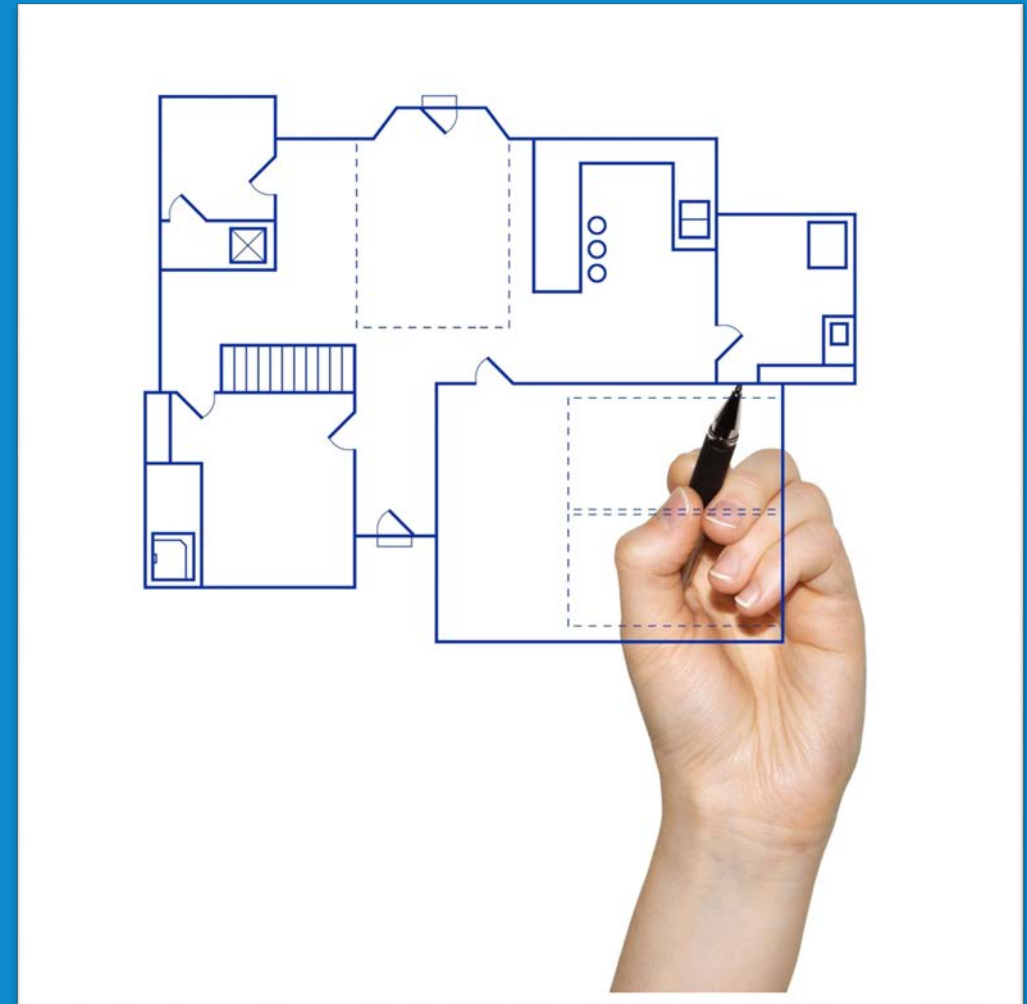
- Contingency Reserve refers to funds that are set aside to cover unforeseen project costs

	Minimum	Maximum
Required	10%	20%
Required when utilities are not operable as referenced in the Work Write Up	15%	20%

Note: The borrower may not provide their own funds to establish the Contingency Reserves.

FHA STANDARD 203(k) REHABILITATION MORTGAGE MAXIMUM MORTGAGE WORKSHEET (MMW)

- The Standard 203(k) Maximum Mortgage Worksheet (MMW), located in FHA Connection, must be completed in calculating the max loan amount
- The worksheet will determine your highest allowable loan amount and LTV, based upon your scenario
- Remember to check your calculated base loan amount to make sure it does not exceed the max loan limits for the area





HOW TO COMPLETE THE MMW FOR PURCHASE TRANSACTIONS

ESTIMATE/BID – EXAMPLE PAGE 1

- ✓ Contractor's Name
- ✓ Business Name
- ✓ Contractor's License Number
- ✓ Contractor's Contact Information
- ✓ Date Bid was Completed
- ✓ Borrower's Name
- ✓ Subject Property Address
- ✓ Repair Item with Detailed Description
- ✓ Labor Costs vs. Material Costs

Date: 10/15/2021

To: [Redacted]

Contractor's - Bid on Repairs

Per contract with HUD
Consultant - Building Comfort
Solutions

Repair Item	Materials	Labor	Total
Chimney Repair—Custom-Rebuild about top 24" of chimney. Prior work done poorly. Assume reuse existing bricks as much as possible.	\$100.00	\$1900.00	\$2,000.00
Gutters & Downspouts - Remove and replace all gutters and downspouts on house. New gutters to be seamless aluminum-K type. Insure proper mounting brackets are used scrap all existing material.	\$250.00	\$937.50	\$1,187.50
Install new porch posts 4x6- Replace (2) front post on front porch with similiar type. Structural fiberglass is preferred, includes base and capitol. About 10" in diameter, temporarily support porch cover as needed.	\$1,100.00	\$950.00	2,050.00
Vinyl Composite Rails and Posts- Remove wood posts and railing at the rear porch steps. Install new white vinyl posts and railings in the same area.	\$200.00	\$850.00	\$1,050.00
Scrape and Paint Exterior Wood- Scrape and paint front door and frame including built in benches. Color of owners choice, use LBP procedures in this work area. Home built before 1979. Two coats required.	\$100.00	\$425.00	\$525.00
Weatherstrip Exterior Door- Install missing weather-stripping, threshold and trim to finish. Trim to be 2-1/4" wide to match kitchen.	\$50.00	\$250.00	\$300.00
Framing of New Window- On the 2nd floor hall, remove the existing door at the top of the steps, and frame out for new window in place of door. Install insulation and drywall on inside, spackle and sand drywall ready for paint. Add exterior aluminum siding to finish, window to be double hung vinyl with half screen and fully welded and E-Glass, grids recommended to match existing windows.	\$300.00	\$1,026.85	\$1,326.85





HOW TO COMPLETE THE MMW FOR PURCHASE TRANSACTIONS

ESTIMATE/BID – EXAMPLE PAGE 2

- ✓ Total of ALL Repairs, Permits, etc.
- ✓ Signatures for ALL Borrowers and the Contractor

FHA Streamline “K” Program

- Bid must reference permits and fees. If permits are not required, the bid must state **“No Permits Required”**.
- No structural improvements are allowed, the bid must state **“No Structural Work is Being Performed”**.

Plumbing--Systems- Check all plumbing water lines and drain lines in home for proper operation. Check includes shutoffs and function of existing plumbing fixtures. Air Pressure test will also be conducted, licensed plumber will be utilized.	\$0.00	\$400.00	\$400.00
Bath Fixtures- First Floor Bathroom- Install faucet of owners choice in the first floor bathroom. Includes installation of drain line and water connections.	\$75.00	\$250.00	\$325.00
Licensed Electrician to test electrical panel for continuity of circuitry (generator to be used). Certify and inspect electrical in home for safety- Check all electrical switches, outlets and GFCI for proper functions. Repair cost not included.	\$0.00	\$350.00	\$350.00
Install new fixtures- Replace missing light fixtures in the home (6) total. Three per floor, allow \$300 total for (6) fixtures including tax. Type of fixture is owners choice.	\$300.00	\$450.00	\$750.00
Service/Check Boiler- Service the gas fired boiler, check radiators for proper function, repairs extra.	\$0.00	\$200.00	\$200.00
Install Vanity and Countor Top- 1st Floor Bathroom- Install a new vanity and counter top in the first floor bathroom of owners choice.	\$250.00	\$200.00	\$450.00
Kitchen- Provide and install new gas stove.	\$800.00	\$100.00	\$900.00
Clean-Up Haul Away Debris- Exterior Yard- Remove lattice fences on right side along with posts and scrape.	\$0.00	\$50.00	\$50.00
Fireplace Certification- Fireplace- Provide fireplace certification, repairs extra.	\$0.00	\$200.00	\$200.00

Subtotal	\$12,064.35
Sales Tax	
Total	\$12,064.35

Proposal prepared by _____ Date: _____

Accepted by _____ Date: _____

HUD Consultant Approval - _____ Date: _____



HOW TO COMPLETE THE MMW FOR PURCHASE TRANSACTIONS

203(k) CONSULTANT - EXAMPLE



Consultant's File No. _____ Dated: _____
Bank Loan # _____

Recap Subtotals

Construction Sub-Totals		Allowable Fees & Recap Total	
1. Masonry	\$2,000.00	Construction Costs Subtotal : \$12,064.35	
2. Siding	\$0.00	ALLOWABLE FEES	
3. Gutters/Downspouts	\$1,187.50	Note	Fee
4. Roof	\$0.00	Draw Fee	2 Draw @ 300.00 \$600.00
5. Shutters	\$0.00	Independent Consultant	203k Work Write Up \$500.00
6. Exteriors	\$3,100.00	Permit Fee	Municipal Building Permit \$300.00
7. Walks	\$0.00	Allowable Fees Total : \$1400.00	
8. Driveways	\$0.00	Contingency Reserve: 20.00 % \$2,412.00	
9. Painting (Ext.)	\$525.00	Grand Total: \$15,872.00	
10. Caulking	\$0.00		
11. Fencing	\$0.00		
12. Grading/Landscaping	\$0.00		
13. Windows	\$0.00		
14. Weatherstrip	\$0.00		
15. Doors (Ext.)	\$300.00		
16. Doors (Int.)	\$0.00		
17. Partition Wall	\$1,326.85		
18. Plaster/Drywall	\$0.00		
19. Decorating	\$0.00		
20. Wood Trim	\$0.00		
21. Stairs	\$0.00		
22. Closets	\$0.00		
23. Wood Floors	\$0.00		
24. Finished Floors	\$0.00		
25. Ceramic Tile	\$0.00		
26. Bath Accessories	\$0.00		
27. Plumbing	\$725.00		
28. Electrical	\$1,100.00		
29. Heating	\$200.00		
30. Insulation	\$0.00		
31. Cabinetry	\$450.00		
32. Appliances	\$900.00		
33. Basements	\$0.00		
34. Cleanup	\$50.00		
35. Miscellaneous	\$200.00		
Construction Cost Subtotal: \$12,064.35			

The house is a 2-1/2 story Victorian style wood frame over a basement with approximately 2,316 Sqft of finished area. It has a natural gas hot water heating system, hot water tank, public water and sewer. The existing house footprint and square footage will remain the same. The project will consist of painting the exterior wood and trim at the front door. Repair and installation of gutters and downspouts as needed. Repair of the masonry chimney. Replacing wood posts at the front porch. Replacement of the rear steps and railings. Framing of second floor exterior wall to install a new window to include installation of insulation, siding, window and painting. Electrical and plumbing repair and new fixtures installed as needed. The boiler and fireplace chimney will be inspected and serviced as needed to insure proper and safe operation.

4/6/17 - Lender requires an air pressure test to be completed by a licensed plumber, added to scope, no additional costs. Along with testing the electrical panel for continuity of the circuitry via generator. A licensed electrician will be utilized. There are no changes in the total cost.

All repairs must be performed in conformance with local zoning ordinances and codes. Applicant(s) and Contractor (if any) to sign and date upon final acceptance.

Date of Final Acceptance: _____

Consultant/Plan Reviewer: _____ Date: _____ ID No: _____

Applicant(s): _____ Date: _____ Applicant(s): _____ Date: _____

Applicant(s): _____ Date: _____ Applicant(s): _____ Date: _____

Contractor: _____ Date: _____

EA = Each LF = Linear Foot LS = Lump Sum SF = Square Foot Sq = Square SY = Square Yard

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HOW TO COMPLETE THE MMW FOR PURCHASE TRANSACTIONS

MAXIMUM MORTGAGE CALCULATION STANDARD 203(k) PURCHASE TRANSACTION - EXAMPLE



203k Calculator Results

FHA Case Number: [REDACTED]

* Case Information *

Property Address:

Street Address: [REDACTED]

State: [REDACTED]

Zip Code: [REDACTED]

Borrower Data:

Borrower Name (Last, First MI): [REDACTED]

Borr1 [REDACTED]
Borr2 [REDACTED]

Case Characteristics:

203k Type: **Standard**

Purchase/Refinance: **Purchase**

Condominium: **No**

Secondary Residence: **No**

REO Type: **Not REO**

Minimum Decision Credit Score: [REDACTED]

EEM: **No**

Solar/Wind: **No**

Property Acquired: **N/A**

* 203k Calculator *

Step 1: Establishing Financeable Repair and Improvement Costs, Fees and Reserves		
A.	Repair and Improvement Costs and Fees Total (sum of Step A1 thru Step A7)	\$13564.00
	1. Costs of Construction, Repairs and Rehabilitation	\$12064.00
	2. Architectural or Engineering Professional Fees	\$0.00
	3. 203k Consultant Fees	\$500.00
	4. Draw Inspection Fees during Construction Period	\$600.00
	5. Title Update Fees	\$100.00
	6. Permit Fees	\$300.00
	7. Feasibility Study (when necessary)	\$0.00
B.	Financeable Contingency Reserves	\$2412.00
C.	Financeable Mortgage Payments Reserves	\$0.00
D.	Financeable Mortgage Fees Total (sum of Step D1 and Step D2)	\$350.00
	1. Financeable Origination Fee	\$350.00
	2. Discount Points on Repair Costs and Fees	\$0.00
E.	Total Rehabilitation Cost (Step 1 total) (sum of Steps 1A, 1B, 1C and 1D)	\$16326.00
Step 2: Establishing Value		
Adjusted As-Is Value		
A.	Purchase Price	\$129500.00
B.	Inducements to Purchase	\$0.00
C.	Purchase Price Minus Inducements to Purchase	\$129500.00
D.	As-Is Property Value (when an As-Is Appraisal is performed)	\$0.00
E.	Adjusted As-Is Value	\$129500.00
After-Improved Value		
F.	Appraised Value (subject to repairs and improvements)	\$220000.00





HOW TO COMPLETE THE MMW FOR PURCHASE TRANSACTIONS

1003 > DETAILS OF TRANSACTION - EXAMPLE

L4. Qualifying the Borrower - Minimum Required Funds or Cash Back	
DUE FROM BORROWER(S)	
A. Sales Contract Price	\$ 105,000.00
B. Improvements, Renovations, and Repairs	\$ 31,900.00
C. Land (if acquired separately)	\$
D. For Refinance: Balance of Mortgage Loans on the Property to be paid off in the Transaction <i>(See Table 3a. Property You Own)</i>	\$
E. Credit Cards and Other Debts Paid Off <i>(See Table 2c. Liabilities - Credit Cards, Other Debts, and Leases that You Owe)</i>	\$
F. Borrower Closing Costs (including Prepaid and Initial Escrow Payments)	\$ 4,693.88
G. Discount Points	\$
H. TOTAL DUE FROM BORROWER(s) (Total of A thru G)	\$ 141,593.88



FHA STANDARD 203(k) REHABILITATION MORTGAGE

HOW TO COMPLETE THE MMW FOR REFINANCE TRANSACTIONS

- Standard 203 (k) refinances utilize the Refinance Transaction Maximum Mortgage Worksheet

Reminder: There are two instances when a second appraisal to establish the AS IS value is required on a REFI transaction.

1. If the subject property was acquired within the past 12 months from the case assignment date an AS IS report would be required.
2. An AS IS report is required when the existing debt (Step 2A) on the property plus the following items exceed the after improved value (Step 2G).
 - Financeable Repairs and Improvement Costs **(Step 1A)**;
 - Financeable Mortgage Fees **(Step 2C)**;
 - Financeable Contingency Reserves **(Step 1B)**; and
 - Financeable Mortgage Payment Reserves (for Standard 203(k) only) **(Step 1C)**.

Calculation: Step 2A+1A+2C+1B+1C can not exceed the after improved value (Step 2G)

Reminder: Standard 203(k) transactions are treated as a Rate & Term refinance with the total cost of rehabilitation built into the loan amount. The borrower can only pay off an existing 1st mortgage, a seasoned purchase money 2nd (if HELOC– no draws in excess of \$1000 over last 12 months). Installment debt or revolving debt including past due taxes are not permitted to be paid off.

Important: Maximum cash out is \$500 for all loans with the exception of properties in the state of Texas (maximum cash out \$0).

DISCLOSING FHA 203(K) STANDARD

DISCLOSING BEST PRACTICES

- Per the FHA Sellers Guide the maximum draws on a Standard 203(k) Loan are 5 at a maximum fee of \$350.00
- If the Hud Consultant draws are unknown at time of disclosure enter the maximum of 5 at \$350.00
- The 203k Calculator tool on the HUD website should be used upfront to calculate the total loan amount.
- 203(k) Standard transactions always require the use of a 203(k) Consultant.
- Ensure a Change of Circumstance accounts for any fee adjustments and follow redisclosure processes.
- *Note: The 203(k) fees are listed in Section B of the LE/CD; therefore, are subject to zero tolerance. All valid change circumstances that cause an increase of those fees must be disclosed within the required 3 business days.*

OVERVIEW OF DISCLOSING FHA 203K LOANS(DRAWS)

- The Consultant Fee estimate should be disclosed if the fee is unknown at time of disclosure
 - Use the Consultant fee Estimate is based on the cost of the repairs (see chart)
- Title Update fee of \$150.00 should always be added to the initial fees
 - This fee will not vary , it will remain the same regardless of the cost of repairs
- If the HUD Consultant draw fees are available at time of disclosure:
 - The draw fees from the HUD Consultant should be disclosed on the initial disclosures.
- If the HUD Consultant report is not available, guidance should be followed as per the FHA Sellers Guide.
 - The maximum 5 draws should be disclosed in lieu of the HUD Consultant Report.
 - **5 draws @ \$350 each**

203(k) Standard Typical Fees:				
If Cost of Repairs =	Consultant Fee Estimate	Title Update	Draw Inspection Fee estimate	Permit Fee estimate
\$5,000 - \$7,500	\$400	\$150	5 draws @\$350.00 If Consultant has not provided details of the number of draw inspections required.	Vary – as required by Gov Authority. Disclose permit requirements if available at time of initial disclosures
\$7,501 to \$15,000	\$500	\$150	“	“
\$15,001 to \$30,000	\$600	\$150	“	“
\$30,001 to \$50,000	\$700	\$150	“	“
\$50,001 to \$75,000	\$800	\$150	“	“
\$75,001 to \$100,000	\$900	\$150	“	“
> \$100,000	\$1,000	\$150	“	“



HOW TO DISCLOSE FEES ASSOCIATED WITH THE 203K STANDARD

- The fees associated with a 203(k) loan **must be disclosed separately** on the LE and CD.
- To accurately reflect the closing costs, the fees must be manually entered into the 2015.

808.	203(k) Consultant Fee	▼	To	203(k) Consultant	400.00
809.	203(K) Final Inspection Fee	▼	To	Inspections Co.	1,050.00
810.	203K Permits	▼	To	City/County etc	400.00
811.		▼	To		

1101. Title Insurance Services					
			To		325.00
	Title Search	▼	To	Title Guy	150.00
	Title Examination	▼	To	Title Guy	
	Title Endorsement Fee	▼	To		
	Reconveyance Fee	▼	To		
	CPL (Closing Protection L	▼	To	CPL	25.00
	203(k) Title Update Fee	▼	To	Title Guy	150.00

Summaries of Transactions		
Borrower's Transaction		
K. Due from Borrower at Closing		Sub Total 194,316.23
01	Sale Price of Property	135,000.00
02	Sale Price of Any Personal Property Included in Sale	
03	Closing Costs Paid at Closing (J) <input type="checkbox"/> incl. POC	13,859.23
04		
Adjustments		
05	Construction Holdback	39,528.00
06	Contingency Reserves	5,929.00
07		
Calculation		
Total Due from Borrower at Closing (K)		194,316.23
Total Paid Already by or on Behalf of Borrower at Closing (L)		- 180,152.00
Cash	From Borrower	14,164.23



HOW TO COMPLETE THE MMW FOR REFINANCE TRANSACTIONS

ESTIMATE/BID – EXAMPLE PAGE 1

- ✓ Contractor's Name
- ✓ Business Name
- ✓ Contractor's License Number
- ✓ Contractor's Contact Information
- ✓ Date Bid was Completed
- ✓ Borrower's Name
- ✓ Subject Property Address
- ✓ Repair Item with Detailed Description
- ✓ Labor Costs vs. Material Costs

Our Family helping your family build a better life.

This is an estimate on the following work. Building a 20x25 addition on rear of home. Will be removing an existing deck, digging a hole 3ft wide, 4 feet deep, and 65 linear feet long. Pouring a concrete footing 16 inches wide and 10 inches deep with rebar and proper supports. Will then be laying a cinder block foundation with rebar and concrete filled cells every 4 feet on center and building cinder block piers to support girders and floor joist. Also purging and tarring the exterior side of block wall to ensure a proper water barrier, installing foundation vents, then back filling hole, and lining crawl space with 6 mil plastic. **\$11,000 Materials \$7,000.00 labor \$4,000.00**

Framing will go as; 2x10 floor joist 16 inches on center with a ¾ tongue and groove sub floor glued and screwed, 2x4 studs 16 inch on center with 2x10 headers, and a ½ inch plywood sheathing, and 2x12 roof rafters 12 inches on center with a ½ inch plywood sheathing. **\$10,000 Materials \$6,000.00 labor \$4,000.00**

Installing felt paper, and Timberline lifetime architectural designed shingles on roof, ½ inch fan fold insulation, vinyl siding, 2 double hung windows, 1 picture window, 2 exterior entry doors, 1 sliding patio door, aluminum gutters with downspouts, and aluminum capping on fascia/rake boards. Also building a 15x20 deck with pressure treated lumber, pressure treated decking, railings, 5' wide staircase and a concrete landing as all exterior finishes. **\$12,000.00 Materials \$8,000.00 labor \$4,000.00**

Drilling holes, mounting boxes, running wire, and hooking up all switches, outlets, and smoke detectors needed. Will be installing R-13 insulation in all exterior walls and R-19 insulation in floor and R-38 in ceiling, installing ½ inch sheetrock including tape, 3 coats spackle, and sand to finish. **\$11,000.00 Materials \$7,000.00 labor \$4,000.00**

Installing contractor grade pre-primed trim and casing in new addition, priming and painting all walls, doors, and trim. (All colors to be chosen by home owner.) **\$4,500.00 Materials \$2,000.00 labor \$2,500.00**





HOW TO COMPLETE THE MMW FOR REFINANCE TRANSACTIONS

ESTIMATE/BID – EXAMPLE PAGE 2

- ✓ Total of ALL Repairs, Permits, etc.
- ✓ Signatures for ALL Borrowers and the Contractor

Job will be done according to N.J. Building Codes and inspections will be needed. Job expectancy is 45 days, all trash and debris will be cleaned up immediately. Total cost of job is \$48,500.00 needed in four installments. First payment of \$24,250.00 due at contract signing, \$12,125.00 due after rough inspections, \$6,062.50 after all sheetrock work is complete, and \$6,062.50 due at final inspection. All materials and labor are included in price with a \$2.00 per sq ft allowance on flooring.

Cost of permits \$1,600.00

New total cost is \$50,100.00

Thank you,

DocuSigned by:

DocuSigned by:





HOW TO COMPLETE THE MMW FOR REFINANCE TRANSACTIONS

203(k) CONSULTANT REPORT - EXAMPLE



Consultant's File No. _____ Dated _____
 Bank Loan # _____

Recap Subtotals

Construction Sub-Totals		Allowable Fees & Recap Totals	
1. Masonry	\$11,000.00	Construction Costs Subtotal : \$48,500.00	
2. Siding	\$0.00	ALLOWABLE FEES	
3. Gutters/Downspouts	\$0.00	Note Fee	
4. Roof	\$0.00	Draw Fee	4 Draws @ \$250 \$1,000.00
5. Shutters	\$0.00	Independent Consultant	Consulting fee \$800.00
6. Exteriors	\$12,000.00	PERMIT FEES	
7. Walks	\$0.00	Permits \$1,600.00	
8. Driveways	\$0.00	Allowable Fees Total : \$3400.00	
9. Painting (Ext.)	\$0.00	Contingency Reserve: 15.00 % \$7,275.00	
10. Caulking	\$0.00	Grand Total: \$59,175.00	
11. Fencing	\$0.00		
12. Grading/Landscaping	\$0.00		
13. Windows	\$0.00		
14. Weatherstrip	\$0.00		
15. Doors (Ext.)	\$0.00		
16. Doors (Int.)	\$0.00		
17. Partition Wall	\$10,000.00		
18. Plaster/Drywall	\$11,000.00		
19. Decorating	\$4,500.00		
20. Wood Trim	\$0.00		
21. Stairs	\$0.00		
22. Closets	\$0.00		
23. Wood Floors	\$0.00		
24. Finished Floors	\$0.00		
25. Ceramic Tile	\$0.00		
26. Bath Accessories	\$0.00		
27. Plumbing	\$0.00		
28. Electrical	\$0.00		
29. Heating	\$0.00		
30. Insulation	\$0.00		
31. Cabinetry	\$0.00		
32. Appliances	\$0.00		
33. Basements	\$0.00		
34. Cleanup	\$0.00		
35. Miscellaneous	\$0.00		
Construction Cost Subtotal: \$48,500.00			

All repairs must be performed in conformance with local zoning ordinances and codes. Applicant(s) and Contractor (if any) to sign and date upon final acceptance.

Date of Final Acceptance: _____

Consultant/Plan Reviewer: _____ Date: _____ ID No: _____

DocuSigned by: _____

Applicant: _____ Date: _____ Applicant(s): _____ Date: _____

Applicant: _____ Date: _____ Applicant(s): _____ Date: _____

Contractor: _____ Date: _____

EA = Each LS = Lump Sum SF = Square Foot Sq = Square SY = Square Yard

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HOW TO COMPLETE THE MMW FOR REFINANCE TRANSACTIONS

MAXIMUM MORTGAGE WORKSHEET STANDARD 203(k) REFINANCE TRANSACTION - EXAMPLE



FHA Connection

Welcome

203k Calculator Results

FHA Case Number: [REDACTED]

* Case Information *

Property Address:

Street Address: [REDACTED] State: [REDACTED] Zip Code: [REDACTED]

Borrower Data:

Borrower Name (Last, First MI):

Borr1 [REDACTED]
Borr2 [REDACTED]

Case Characteristics:

203k Type: **Standard** Purchase/Refinance: **Refinance** Condominium: **No**
 Secondary Residence: **No** REO Type: **Not REO** Minimum Decision Credit Score: [REDACTED]
 EEM: **No** Solar/Wind: **No**
 Property Acquired: **Greater than or equal to 12 months prior to Case Number Assignment date**

* 203k Calculator *

Step 1: Establishing Financeable Repair and Improvement Costs, Fees and Reserves		
A.	Repair and Improvement Costs and Fees Total (sum of Step A1 thru Step A7)	\$52900.00
	1. Costs of Construction, Repairs and Rehabilitation	\$48500.00
	2. Architectural or Engineering Professional Fees	
	3. 203k Consultant Fees	\$800.00
	4. Draw Inspection Fees during Construction Period	\$1000.00
	5. Title Update Fees	\$1000.00
	6. Permit Fees	\$1600.00
	7. Feasibility Study (when necessary)	\$0.00
B.	Financeable Contingency Reserves	\$7935.00
C.	Financeable Mortgage Payments Reserves	\$0.00
D.	Financeable Mortgage Fees Total (sum of Step D1 and Step D2)	\$912.00
	1. Financeable Origination Fee	\$912.00
	2. Discount Points on Repair Costs and Fees	\$0.00
E.	Total Rehabilitation Cost (Step 1 total) (sum of Steps 1A, 1B, 1C and 1D)	\$61747.00
Step 2: Establishing Value		
Adjusted As-Is Value		
A.	Existing Debt on Property Being Refinanced	\$134526.00
B.	Step 1 Total (Step 1E)	\$61747.00
C.	Fees Associated with the New Loan	\$7774.00
D.	Sum of Step 2A, Step 2B and Step 2C	\$204047.00
E.	As-Is Property Value (when an As-Is Appraisal is performed)	\$152000.00
F.	Adjusted As-Is Value	\$152000.00
After-Improved value		
G.	Appraised Value (subject to repairs and improvements)	\$195000.00



HOW TO COMPLETE THE MMW FOR REFINANCE TRANSACTIONS

1003 > DETAILS OF TRANSACTION - EXAMPLE

VII. DETAILS OF TRANSACTION	
a. Purchase price	\$
b. Alterations, improvements, repairs	61,747.53
c. Land (if acquired separately)	
d. Refinance (incl. debts to be paid off)	134,553.30
e. Estimated prepaid items	2,415.80
f. Estimated closing costs	10,802.50
g. PMI, MIP, Funding Fee	3,562.27
h. Discount (if Borrower will pay)	0.00
i. Total costs (add items a through h)	213,081.40
j. Subordinate financing	
k. Borrower's closing costs paid by Seller	
l. Other Credits (explain)	
Application Deposit	
Earnest Money	
Seller Credit	
Other	5,312.00
MIP Refund	856.80
m. Loan amount (exclude PMI, MIP, Funding Fee financed)	203,558.00
n. PMI, MIP, Funding Fee financed	3,562.00
o. Loan amount (add m & n)	207,120.00
p. Cash from/ to Borrower (subtract j, k, l & o from i)	(207.40)

FHA STANDARD 203(k) REHABILITATION MORTGAGE

REQUIRED FORMS & MATRIX

All required forms can be found on the AFR Wholesale website: <https://resources.afrloancenter.com/forms/>

Structural Changes	Permitted
Minimum/Maximum Repair Amount	\$5,000 Minimum No Maximum (up to loan limit)
Landscaping/Hardscaping	Permitted, except for Tree removal or major alterations
203(k) Consultant	Required
Mortgage Payments Financed	Permitted – up to 6 months
Draws	A maximum of 5 disbursements/draws are permitted
Initial Draw to Contractor	Not Permitted
Maximum Completion Time	180 days (6 months)

RENOVATIONS HOME PORTAL

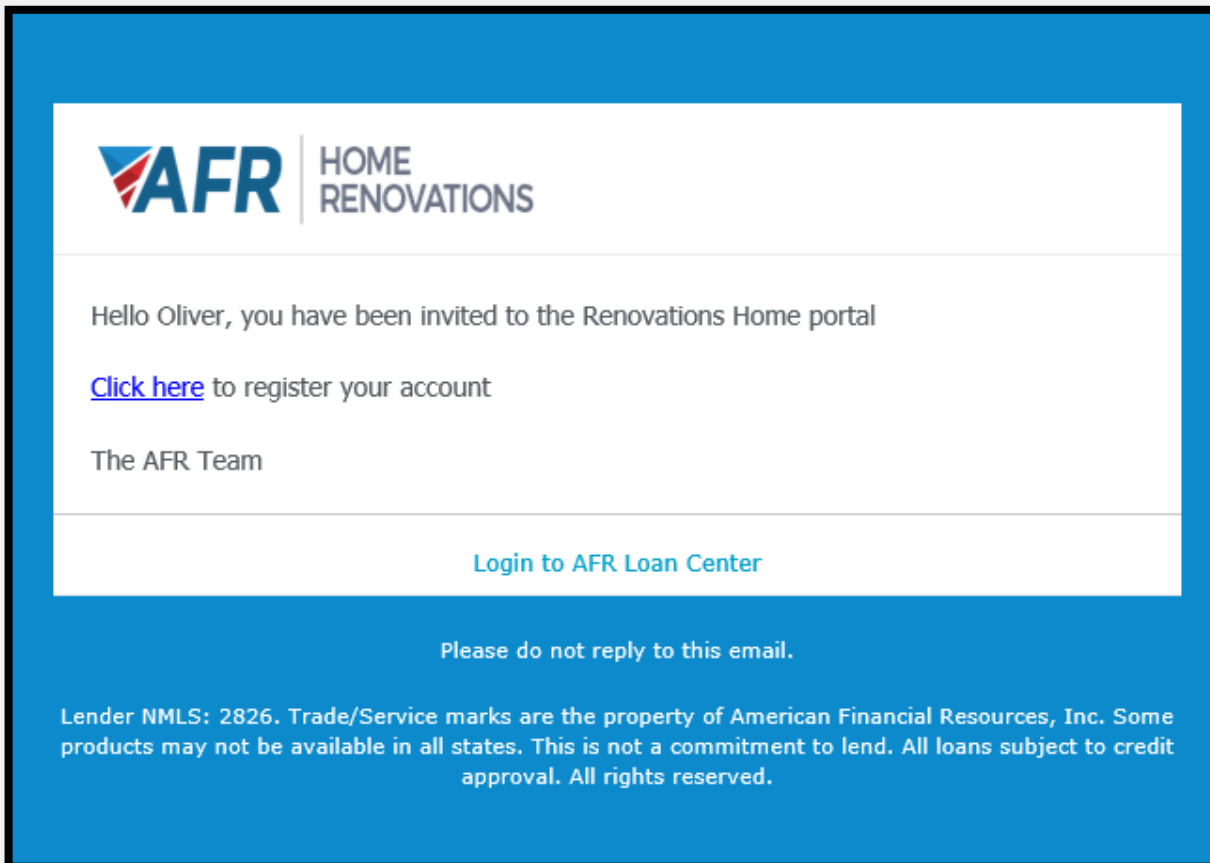
ACCOUNT SETUP

Getting paid has never been easier; AFR has streamlined the draw request process!

Our unique Renovations Home Portal will provide you with an easy to use, end-to-end technology solution for processing your draw requests.

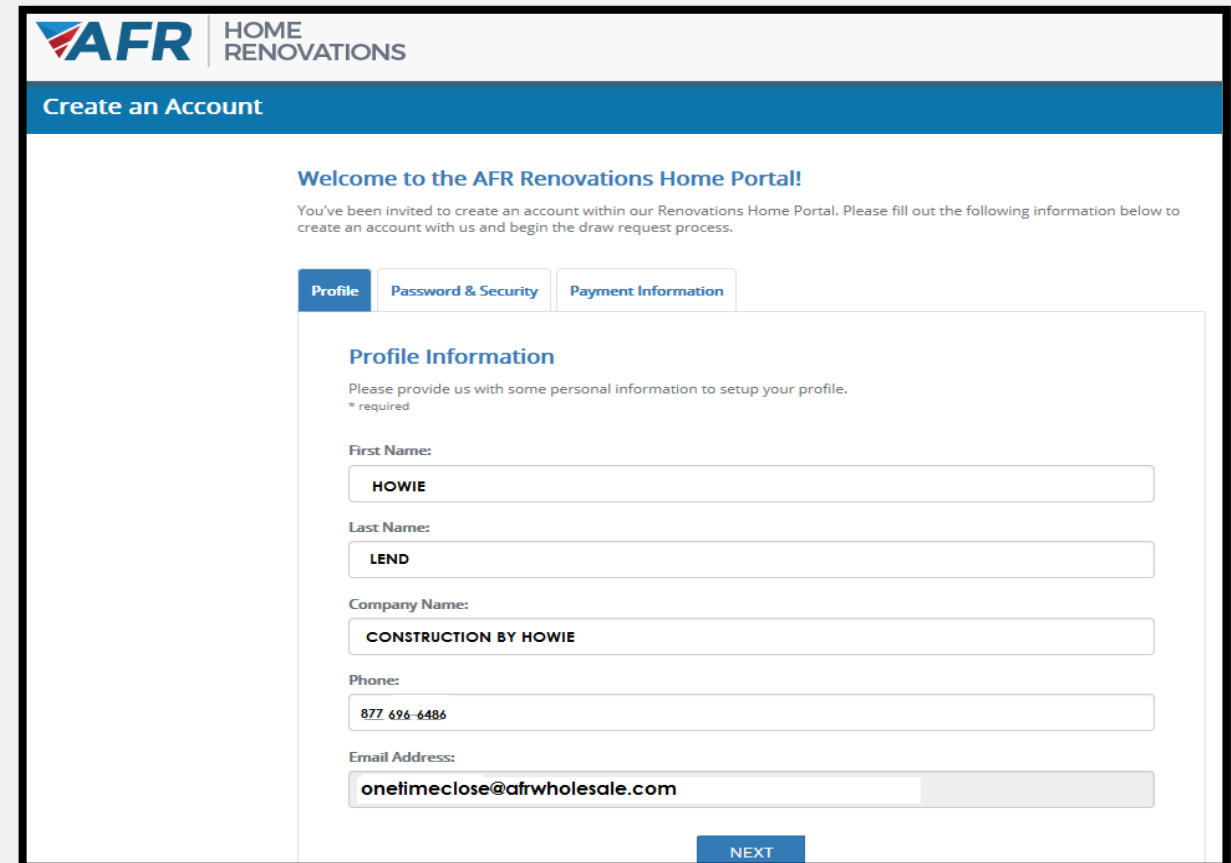
Step 1

- As a contractor, the process starts with an invitation from AFR



Step 2

- Upon clicking the link, you will be taken to our Create an Account Page.

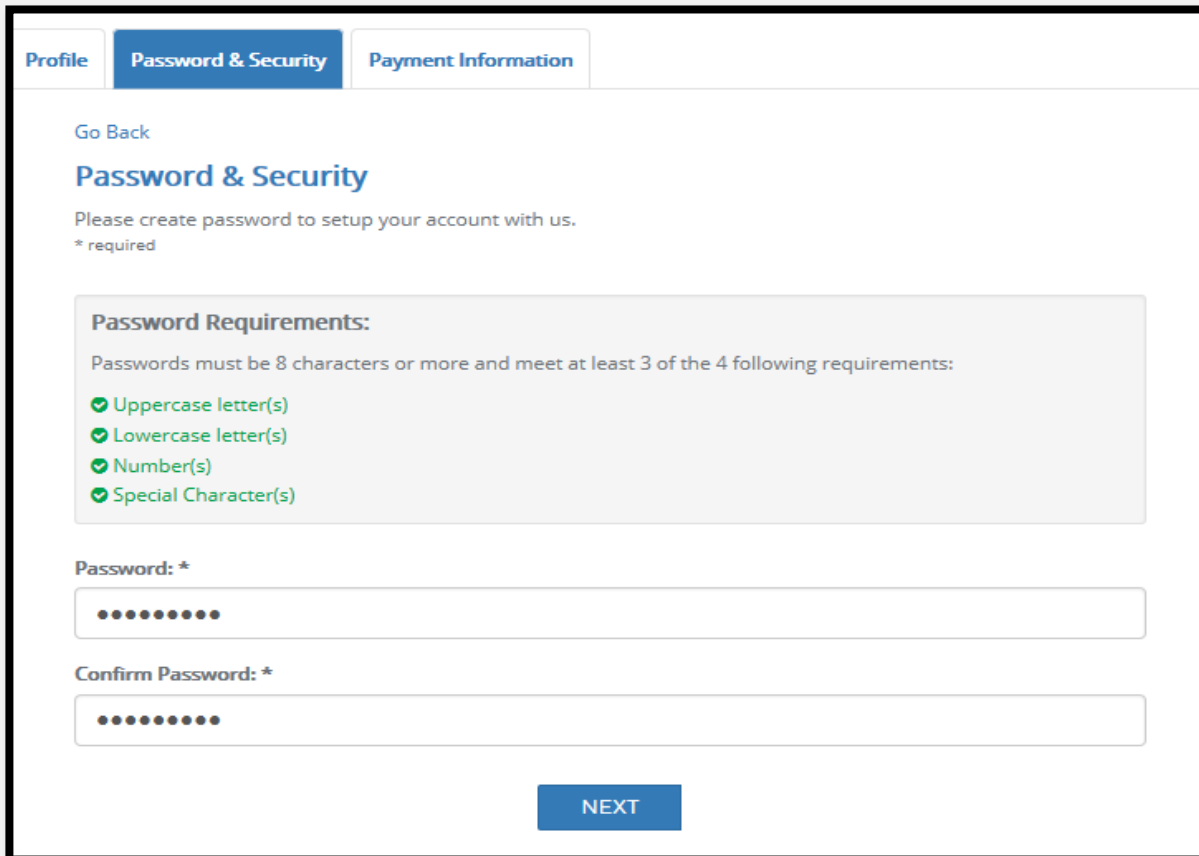


RENOVATIONS HOME PORTAL

ACCOUNT SETUP

Step 3

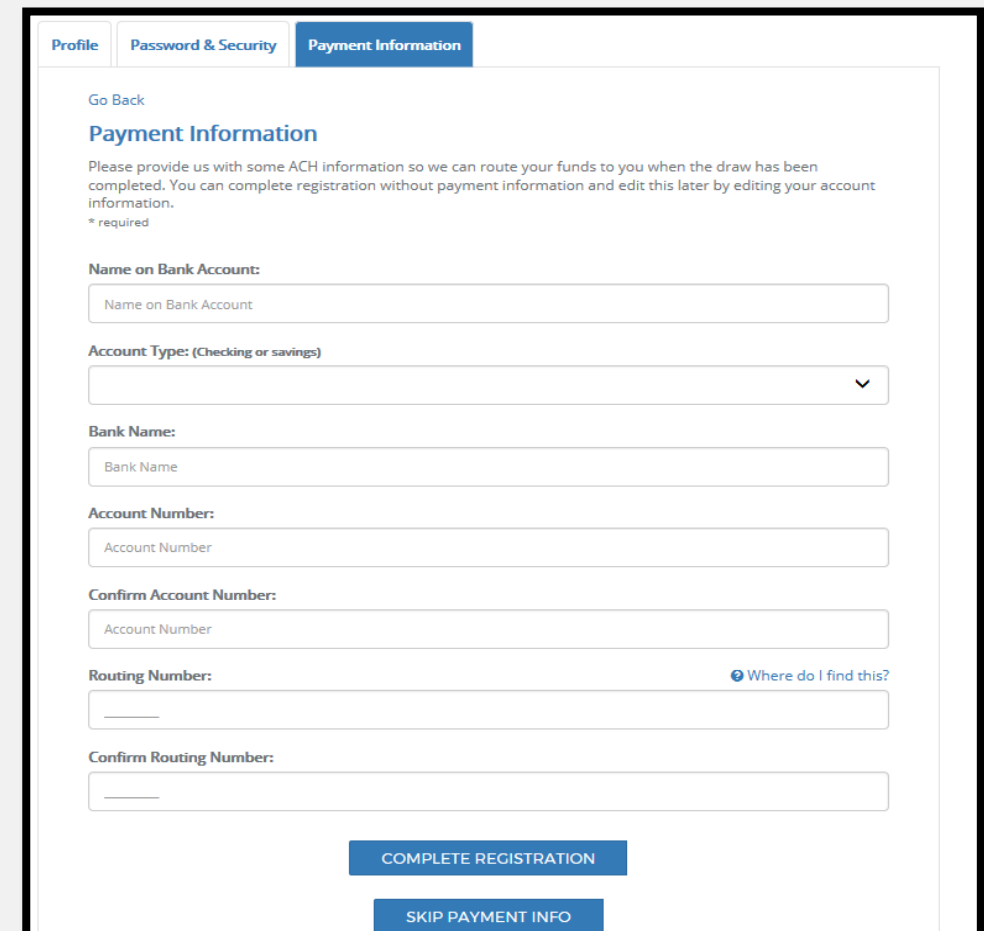
- Once there, please follow the account set up instructions.



The screenshot shows the 'Password & Security' step of the account setup process. At the top, there are three tabs: 'Profile', 'Password & Security' (which is active), and 'Payment Information'. Below the tabs is a 'Go Back' link. The main heading is 'Password & Security', followed by the instruction 'Please create password to setup your account with us.' and a note '* required'. A box titled 'Password Requirements:' lists four criteria: 'Uppercase letter(s)', 'Lowercase letter(s)', 'Number(s)', and 'Special Character(s)', each with a green checkmark. Below this are two input fields: 'Password: *' and 'Confirm Password: *', both containing masked characters. At the bottom right is a blue 'NEXT' button.

Step 4

- In order to process your payments promptly, we request your ACH information. All payment information entered into our portal is confidential and protected.



The screenshot shows the 'Payment Information' step of the account setup process. At the top, there are three tabs: 'Profile', 'Password & Security', and 'Payment Information' (which is active). Below the tabs is a 'Go Back' link. The main heading is 'Payment Information', followed by the instruction 'Please provide us with some ACH information so we can route your funds to you when the draw has been completed. You can complete registration without payment information and edit this later by editing your account information.' and a note '* required'. The form contains several input fields: 'Name on Bank Account', 'Account Type: (Checking or savings)' (a dropdown menu), 'Bank Name', 'Account Number', 'Confirm Account Number', 'Routing Number' (with a link 'Where do I find this?'), and 'Confirm Routing Number'. At the bottom right, there are two buttons: 'COMPLETE REGISTRATION' and 'SKIP PAYMENT INFO'.

RENOVATIONS HOME PORTAL

REQUESTING A DRAW

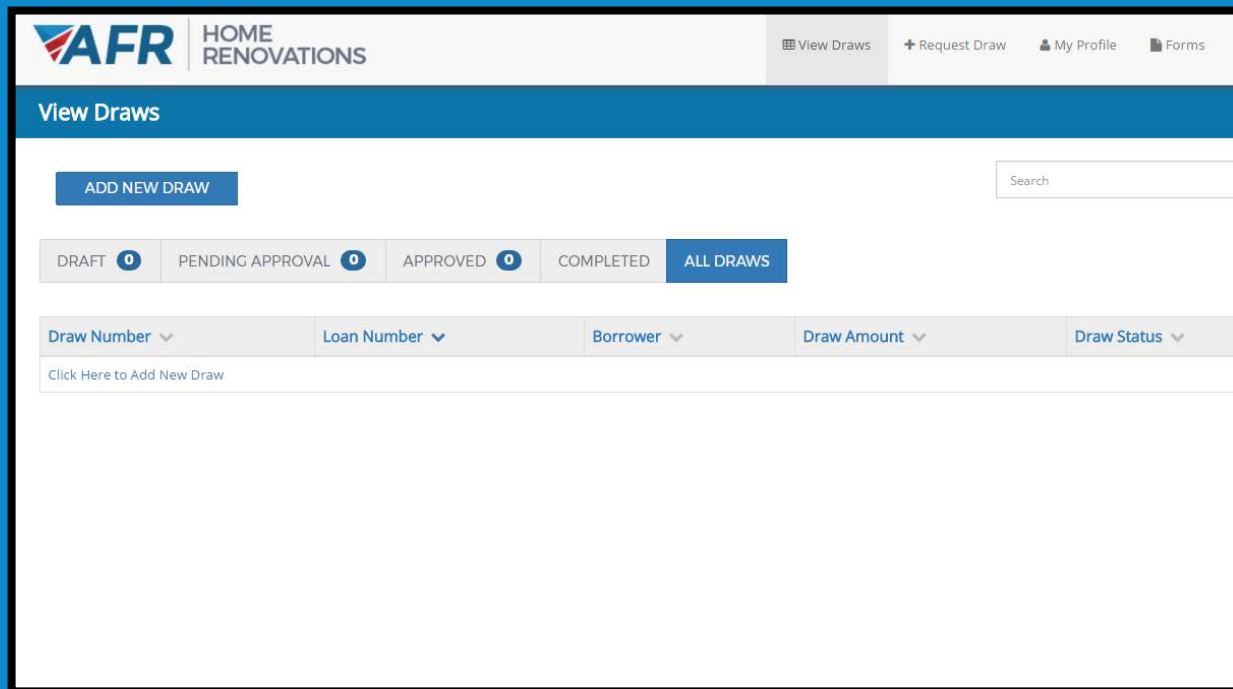
Once your account is set up, you will be taken to the default view.

Here, you'll be able to view the status of your Draws and have a visual representation of your Draw's processing state.

For newly invited Contractors, this screen will be more or less empty.

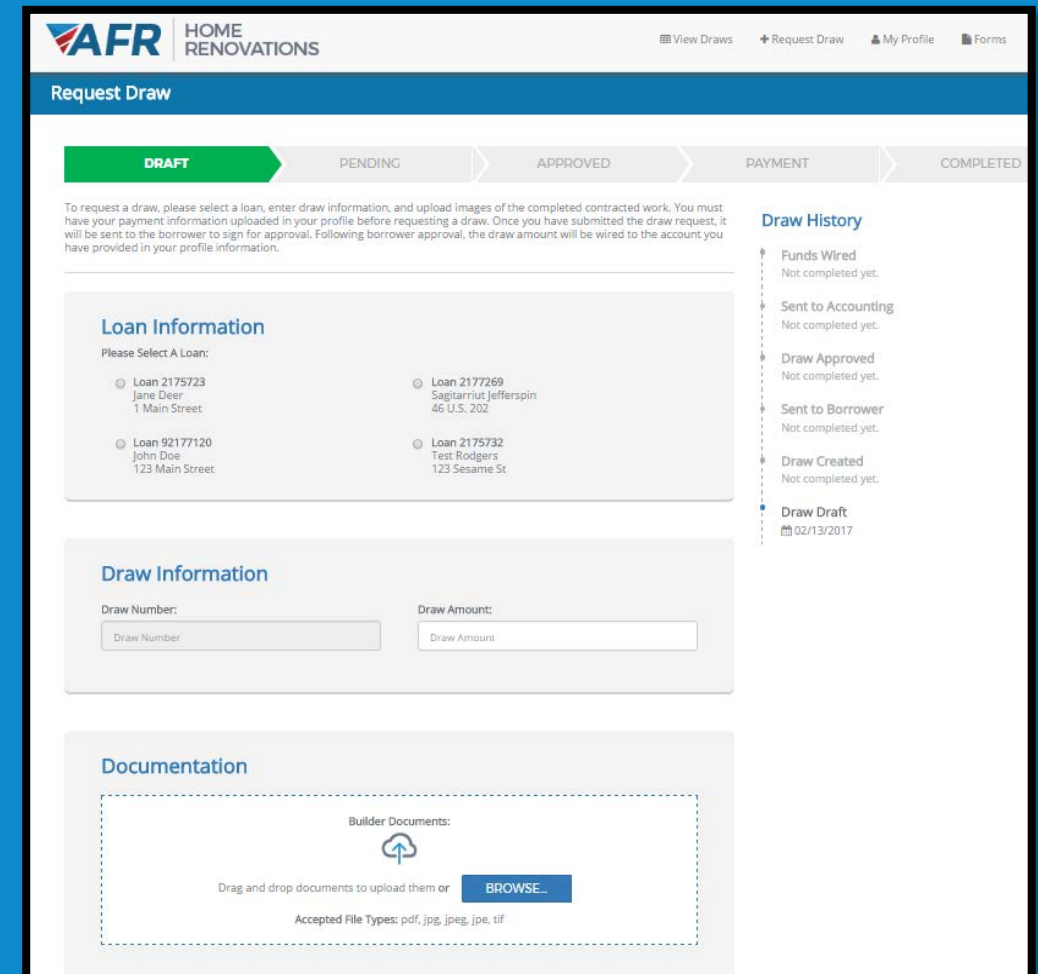
Step 1

- To request a new draw, either click the message in the main view (Click Here to Add New Draw) or Click the Request Draw link on the border.



Step 2

- Once clicked, you will be taken to the Draft Page



RENOVATIONS HOME PORTAL

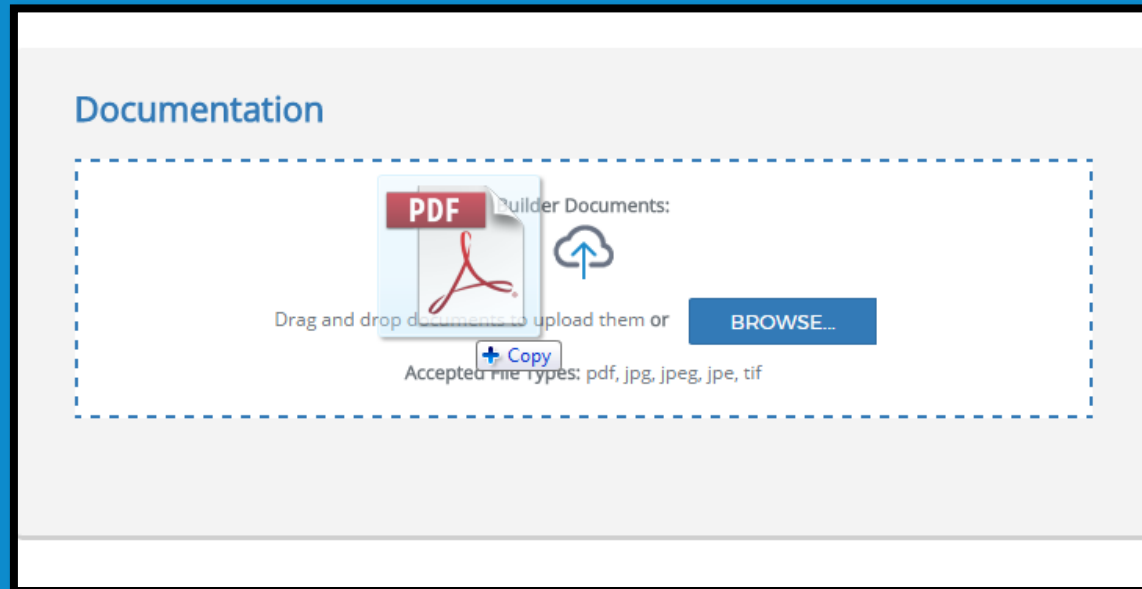
REMINDERS

If you are associated with more than one AFR loan, then you will be asked to specify which loan you would like to create a Draw in. If you are only associated with one loan, then simply choose the only displayed loan.

Once a loan is selected, please supply a draw number and the draw amount depicted in the documentation.

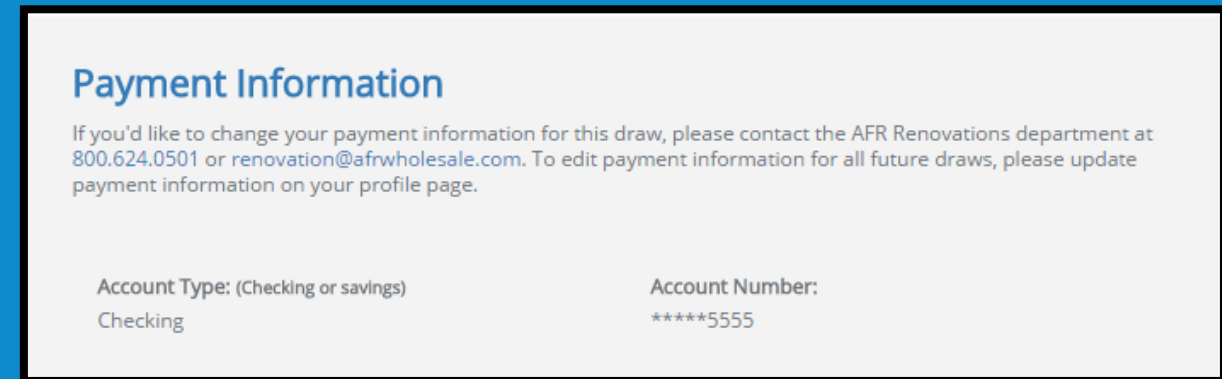
Documentation

- You will also be required to upload the draw documentation. Simply drag and drop the files into the box labelled ‘Documentation’ and they will be uploaded.



Payment Information

- Your payment information will automatically be applied to the draw



- Once all the data entry has been done, please double check the information. Once you are sure of the accuracy of the data, click the Submit button and the Draw request will be sent to us.
- Then we will inform the borrower, apply and send payments, and process the draw in its entirety.

ABOUT US

AMERICAN FINANCIAL RESOURCES, INC.

American Financial Resources, Inc. (AFR) www.afrwholesale.com, is a national residential mortgage lender dedicated to helping homeowners, home buyers, and mortgage professionals achieve their financing goals by delivering innovative mortgage solutions and an unparalleled customer experience.

Based in Parsippany, NJ and established in 1997, we are a Ginnie Mae, Fannie Mae and Freddie Mac Seller/Servicer, FHA Mortgagee, USDA National Lender and VA Automatic Lender. We provide Wholesale and Correspondent mortgage solutions by offering an extensive product catalog with competitive pricing, unique partnership opportunities, and flexible business relationships.

We strive to exceed the expectations of our lending partners and nurture healthy, profitable relationships, ultimately providing a simplified mortgage process with the highest levels of customer service.

COMPANY HIGHLIGHTS

- **FULL SERVICE MORTGAGE LENDER NATIONWIDE**
- **SERVICING WHOLESALE AND CORRESPONDENT CHANNELS**
- **DIVERSE DELIVERY OPTIONS INCLUDING FHA, VA, USDA, FANNIE MAE AND FREDDIE MAC**
- **RANKED #1 IN 203(k) LENDING FOR SPONSORED ORIGINATIONS***
- **ONE OF THE NATION'S LEADING RENOVATION AND MANUFACTURED HOME LENDERS**
- **DEDICATED SALES AND OPERATIONS SUPPORT**

**Neighborhood Watch, US Department of Housing and Urban Development, January 31, 2017*

CONNECT WITH US

AMERICAN FINANCIAL RESOURCES, INC.

If you are a mortgage professional new to American Financial Resources, Inc. Wholesale Division (AFR Wholesale), we welcome the opportunity to discuss our programs with you. For our current Lending Partners, we want to hear from you. Please contact us directly with your comments, questions, and feedback.



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THE FULL DEPARTMENT LIST**

THANK YOU

AFRWHOLESAL.COM

