



AFFILIATED MORTGAGE COMPANY

Wholesale / Mini Correspondent

FHA QUALIFYING TEST

IF YOU CAN ANSWER YES TO THE FOLLOWING QUESTIONS, YOUR BUYER(S) MAY BE ELIGIBLE FOR FHA FINANCING:

(CIRCLE YES OR NO)

I. CREDIT CHECK

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| 1. Twelve (12) months have elapsed since the last derogatory late (report date)? | YES | NO |
| 2. No derogatory credit has occurred since the discharge of a bankruptcy, or the completion of the CCCS? | YES | NO |
| 3. Foreclosure/deed in lieu of – has 3 years elapsed since the foreclosure Settled? | YES | NO |
| 4. Chapter 7 bankruptcy – has it been discharged over 2 years? | YES | NO |
| • If a mortgage is involved, has 3 years elapsed? | YES | NO |
| 5. Chapter 13 bankruptcy or CCCS – is there a minimum of 12 satisfactory payment history since the filing date? | YES | NO |
| • If Chapter 13, do you have a written approval from the Trustee to enter into this transaction? | YES | NO |
| 6. CAIVRS/LDP/GSA has been properly checked and cleared? | YES | NO |
| 7. Are ratios within the guidelines of 31% and 43%? | YES | NO |
| 8. The borrower is not retaining a property presently financed on an FHA loan? | YES | NO |
| 9. This is an Arms-Length transaction? | YES | NO |
| 10. We have included a credit report on the non-purchasing spouse if property is located in a community property state, and included their debts in the DTI? | YES | NO |

II. PROPERTY MEETS FHA GUIDELINES (more guidelines apply)

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| 1. Condos – Is the complex located in an FHA approved complex? | YES | NO |
| • If yes, does the complex have at least a 51% owner occupancy ratio? | YES | NO |
| 2. All repairs can be completed prior to closing? | YES | NO |