



FHA - Basics

Loan Amount: \$729,750* \$934,200* \$1,129,250* \$1,403,400*

- 3.5% down payment
- Seller Financing to 6%
- Cash reserves not required (except three & four units)
- Minimum FICO score of 620
- Back end ratio up to 50% (on very good files)
- Condos of four units or more
- Condos must have 51% occupancy or higher
- Condo conversion is difficult for spot checks
- Two appraisals required on two, three & four unit
- Repairs that are still required: safety, soundness and security
- When there is two or more borrowers (not related) and one will not occupy the property, the LTV is 75%
- Where there is two or more borrowers related by blood, the TLV can be up to the maximum
- FHA blends ratios
- Three to four units require three months PITI
- Three to four units require gross rents larger than PITI