

**STOCKTON  MORTGAGE**  
**FUNDING**

**USDA Refinance**

<b>Requirements for all refinance loans</b>	<ul style="list-style-type: none"> <li>Current loan must be a 502 direct or guaranteed loan</li> <li>30 year loan term</li> <li>Fixed rate below at or below the current interest rate and must not exceed the maximum limit set forth in 3555.104(a)</li> <li>Subsidy recapture may be paid or subordinated to the first lien (direct loans only)</li> <li>Cash out from collateral equity is not an eligible loan purpose</li> <li>The loan must have closed 12 months prior to the loan application for the refinance</li> <li>Property must be owner occupied</li> <li>Household must meet applicable adjusted annual household income</li> <li>Properties located in ineligible rural areas remain eligible for refinance</li> <li>USDA Leveraged Loans are ineligible</li> <li>Remaining funds at closing that may occur due to final real estate tax and/or insurance calculations may be returned to the borrower at closing.</li> </ul>		
	<b>Non-Streamlined</b>	<b>Streamlined</b>	<b>Streamlined-assist</b>
<b>Appraisal</b>	Yes	Only for direct loans that receive subsidy to calculate recapture	Only for direct loans that receive subsidy to calculate recapture
<b>Maximum Loan Amount, eligible loan costs listed</b>	Cannot exceed new appraised value. <ul style="list-style-type: none"> <li>Principal &amp; Interest</li> <li>Closing Costs</li> <li>Funds to establish tax and insurance escrow</li> <li>Upfront guarantee fee</li> <li>Subsidy recapture due</li> </ul>	Cannot exceed original loan amount <ul style="list-style-type: none"> <li>Principal &amp; Interest</li> <li>Re-conveyance fee</li> <li>Upfront guarantee fee</li> </ul>	New loan amount may include: <ul style="list-style-type: none"> <li>Principal &amp; Interest</li> <li>Closing costs</li> <li>Funds to establish tax and insurance escrow</li> <li>Upfront guarantee fee</li> </ul>
<b>Add/Remove borrowers (one original borrower must remain the same)</b>	Yes	Yes	<ul style="list-style-type: none"> <li>Add borrowers only</li> <li>Only deceased borrowers may be removed</li> </ul>
<b>Credit</b>	<ul style="list-style-type: none"> <li>Loan paid as agreed 180 days prior to loan application</li> <li>Requirements of Chapter 10</li> <li><b>620 Credit Score Required</b></li> </ul>	<ul style="list-style-type: none"> <li>Loan paid as agreed 180 days prior to loan application</li> <li>Requirements of Chapter 10</li> <li><b>620 Credit Score Required</b></li> </ul>	<ul style="list-style-type: none"> <li>Loan paid as agreed 12 months prior to loan application</li> <li><b>620 Credit Score Required</b></li> </ul>

Please note that this is not a client offer or solicitation for all loan products listed. All loans submitted for purchase to Stockton Mortgage must be eligible for purchase by Stockton Mortgage and be in full compliance with the Stockton Mortgage Loan Product Matrix, Agency Selling Guide and Client Contract for each approved client.

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USDA Refinance			
	Non-Streamlined	Streamlined	Streamlined-assist
<b>Ratios</b>	<ul style="list-style-type: none"> <li>GUS Accept, no debt ratio waiver required</li> <li>GUS Refer, debt ratio waiver to meet HB Chapter 11</li> </ul>	<ul style="list-style-type: none"> <li>GUS Accept, no debt ratio waiver required</li> <li>GUS Refer, debt ratio waiver to meet HB Chapter 11</li> </ul>	<ul style="list-style-type: none"> <li>No ratio calculation required</li> </ul>
<b>Can GUS be utilized</b>	Yes	Yes	No
<b>Include subsidy recapture?</b>	Yes, if appraised value supports	No	No
<b>Net tangible benefit required?</b>	No	No	Yes <ul style="list-style-type: none"> <li>\$50 or greater reduction in new PITI (including annual fee) 0as compared to current PITI payment</li> </ul>
<b>Subordinate “silent” seconds or subsidy recapture due?</b>	Yes	Yes	Yes
GUS Accept UW Documentation			
Loan Documentation	Non-Streamlined	Streamlined	Streamline-assist
<b>Form RD 3555-21</b>	X	X	<ul style="list-style-type: none"> <li>Ineligible to be processed in GUS</li> </ul>
<b>Final GUS UW Findings Report</b>	X	X	
<b>Evidence of qualified alien, if applicable</b>	X	X	
<b>Appraisal</b>	X	Only for direct loans that receive subsidy to calculate recapture	
<b>Credit Report</b>	X	X	
<b>Credit report for non-purchasing spouse, if applicable</b>	X	X	

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	Non-Streamlined	Streamlined	Streamlined-assist
GUS REFER, REFER WITH CAUTION, GUS ACCEPT w/full documentation requirement UW RECOMMENDATIONS AND MANUALLY UW LOAN			
Form RD 3555-21	X	X	X
Final GUS UW Findings Report	X	X	
Underwriting analysis	X	X	<ul style="list-style-type: none"> <li>\$50 net tangible benefit (principal, interest and annual fee) may documented on this form or elsewhere in the file.</li> </ul>
Evidence of qualified alien, if applicable	X	X	X
Appraisal	X	<ul style="list-style-type: none"> <li>Only for direct loans that received subsidy to calculate recapture</li> </ul>	<ul style="list-style-type: none"> <li>Only for direct loans that received subsidy to calculate recapture.</li> </ul>
Credit Report	X Review credit and verify mortgage payment history	X Review credit an verify mortgage payment history	<ul style="list-style-type: none"> <li>Not required, but credit report may be used to document previous 12 month payment history of mortgage.</li> <li>A verification of mortgage completed by the servicing lender is also acceptable.</li> <li>No additional credit reviews are required.</li> </ul>
Credit report for non-purchasing spouse, if applicable	X	X	
Credit Waiver	If applicable	If applicable	
Debt Ratio Waiver	X	X	<ul style="list-style-type: none"> <li>No debt ratio calculations</li> </ul>
Uniform Residential Loan Application	X	X	X
Full income documentation for all adult household members (includes 4506-T)	X	X	X
Asset Documentation	If applicable	If applicable	If applicable

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