

Texas Home Equity Refinance FHA Eligibility Matrix

| Current Lien | 1 st Subject to 50(a)(6)? | 2 nd Subject to 50(a)(6)? | Is 2 nd Subordinated /Paid Off | Cash Out? | Loan Purpose ¹ | New Loan Subject to 50(a)(6)? | New Loan Subject to 50(a)(4) | Product | Max LTV/CLTV |
|---|--------------------------------------|--------------------------------------|---|---------------|---------------------------|-------------------------------|------------------------------|---------------|--------------|
| 1 st Mortgage | No | N/A | N/A | No | No Cash Out Refi | No | No | FHA | Program max |
| | No | N/A | N/A | Yes | Cash Out Refi | Yes | No | Not permitted | |
| | Yes | N/A | N/A | No | No Cash Out Refi | No | Yes | FHA | 80% |
| | Yes | N/A | N/A | Yes | Cash Out Refi | Yes | No | Not permitted | |
| 1 st Mortgage & Purchase Money 2 nd | No | No | Subordinated | No | No Cash Out Refi | No | No | FHA | Program max |
| | No | No | Subordinated | Yes | Cash Out Refi | Yes | No | Not permitted | |
| | No | No | Paid Off | No | No Cash Out Refi | No | No | FHA | Program max |
| | No | No | Paid Off | Yes | Cash Out Refi | Yes | No | Not permitted | |
| | Yes | No | Subordinated | No | No Cash Out Refi | No | Yes | FHA | 80% |
| | Yes | No | Subordinated | Yes | Cash Out Refi | Yes | No | Not permitted | |
| | Yes | No | Paid Off | No | No Cash Out Refi | No | Yes | FHA | 80% |
| | Yes | No | Paid Off | Yes | Cash Out Refi | Yes | No | Not permitted | |
| 1 st Mortgage & Non- Purchase Money 2 nd | No | Yes | Subordinated | Not permitted | No Cash Out Refi | No | No | FHA | Program max |
| | No | Yes | Paid Off | No | No Cash Out Refi | No | Yes | FHA | 80% |
| | No | Yes | Paid Off | Yes | Cash Out Refi | Yes | No | Not permitted | |
| 1 st Mortgage & Non- 50(a)(6) Texas home improvement 2 nd | No | No | Paid Off | No | No Cash Out Refi | No | No | FHA | Program max |

¹No Cash Out Refi includes Rate & Term Refinance and Simple Refinance