



WINTRUST MORTGAGE™

BULLETIN # 09-0114-1

January 14, 2009

BULLETIN HIGHLIGHTS

- All FHA Refinances- Changes due to Mortgagee Letter 2008-40
- Choice Conforming and Non-Conforming Product – All Florida Condominiums

All FHA Refinances

Effective Date: January 1, 2009

HUD recently issued Mortgagee Letter 2008-40 outlining changes to refinance transactions effective for new case numbers assigned on and after January 1, 2009.

- Rate/Term and Streamline refinances with an appraisal will have a maximum LTV of 97.75%.
- Second appraisal are now required for all cash-out refinances where the LTV, exclusive of the UFMIP, will exceed 85% of the appraiser's estimate of value. Cash-out refinances over 85% LTV are subject to additional criteria per the Mortgagee Letter.

Refer to Mortgagee Letter 2008-40 for complete details on the above and all other related policy changes at: <https://www.hud.gov/offices/adm/hudclips/letters/mortgagee/>.

CHOICE Conforming and Non-Conforming Products

Effective Date: January 15, 2009

All Florida Condominiums with Conventional Conforming and Non-Conforming Loan Products.

Effective with locks taken on or after January 15, 2009, conventional (conforming and non-conforming) financing on Florida condominiums are revised as follows:

- Established attached condominiums with 5 or more units in Florida must be warranted using a Lender Full Review, Limited Review, Condo Project Manager (CPM) Expedited Review or FHA Approval and are limited to the following loan-to-value/combined loan-to-values:
 - Owner-occupied: 75/75% loan-to-value/combined loan-to-value
 - Second Homes: 70/70% loan-to-value/combined loan-to-value
 - Investment Properties: Not eligible

All loans locked prior to January 15, 2009 must be closed and disbursed no later than January 15, 2009.