

Chapter 9. Glossary

1. Glossary of Handbook Terms

Change Date October 18, 2010

4155.1 9.1.a The table below contains definitions of terms that begin with the letter A.
Glossary of
Handbook
Terms: A

Term	Definition
Adjusted Interest Rate	<p>The <i>adjusted interest rate</i> is the new interest rate effective for the 12-month period following each Change Date.</p> <p>The Adjusted Interest Rate becomes the Existing Interest Rate on the next Change Date.</p>

4155.1 9.1.b The table below contains definitions of terms that begin with the letter B.
Glossary of
Handbook
Terms: B [Placeholder]

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1. Glossary of Handbook Terms, Continued

4155.1 9.1.c The table below contains definitions of terms that begin with the letter C.
Glossary of
Handbook
Terms: C

Term	Definition
Calculated interest rate	The <i>calculated interest rate</i> is the Current Index, plus the Margin, rounded to the nearest one-eighth of one percentage point (0.125%). The Calculated Interest Rate is used to determine the Adjusted Interest Rate.
Change date	The <i>change date</i> is the effective date of an adjustment to the interest rate, referred to as the Interest Rate Adjustment Date by Ginnie Mae. The date is <ul style="list-style-type: none"> • specified in Paragraph 5(A) of the ARM note, and • not the date on which the monthly payments change.
Current index	The <i>current index</i> is the most recently available Index published 30 calendar days before the Change Date.

4155.1 9.1.d The table below contains definitions of terms that begin with the letter D.
Glossary of
Handbook
Terms: D
[Placeholder]

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1. Glossary of Handbook Terms, Continued

4155.1 9.1.e The table below contains definitions of terms that begin with the letter E.
Glossary of Handbook Terms: E

Term	Definition
Existing interest rate	The <i>existing interest rate</i> is the interest rate effective immediately prior to any adjustment on the pending Change Date.

4155.1 9.1.f The table below contains definitions of terms that begin with the letter F.
Glossary of Handbook Terms: F

Term	Definition
Family member	<p>A <i>family member</i> is defined as a borrower's</p> <ul style="list-style-type: none"> • child, parent, or grandparent • spouse • legally adopted son or daughter, including a child who is placed with the borrower by an authorized agency for legal adoption, and • foster child. <p><i>Note:</i> A child is defined as a son, stepson, daughter, or stepdaughter.</p>

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1. Glossary of Handbook Terms, Continued

4155.1 9.1.f Glossary of Handbook Terms: F (continued)

Term	Definition
Federal debt	<p><i>Federal debt</i> is defined as</p> <ul style="list-style-type: none"> • a Veterans Affairs (VA) guaranteed mortgage • a Title I loan • a Federal student loan • a Small Business Administration (SBA) loan • delinquent Federal taxes, or • a lien, including taxes, placed against the borrower's property for a debt owed to the U.S.

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1. Glossary of Handbook Terms, Continued

4155.1 9.1.g
Glossary of
Handbook
Terms: G

The table below contains definitions of terms that begin with the letter G.

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4155.1 9.1.h
Glossary of
Handbook
Terms: H

The table below contains definitions of terms that begin with the letter H.

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1. Glossary of Handbook Terms, Continued

4155.1 9.1.i The table below contains definitions of terms that begin with the letter I.
Glossary of Handbook Terms: I

Term	Definition
Identity-of-interest transaction	<p>An <i>identity-of-interest transaction</i> is a transaction for the purchase of a principal residence between</p> <ul style="list-style-type: none"> • parties with a familial or business relationship, or • business affiliates. <p><i>Note:</i> An identify-of-interest transaction does <i>not</i> include an employer/employee transaction when the employee is purchasing the seller's principal residence.</p>
Index	<p><i>Index</i> is the weekly average yield on United States Treasury securities adjusted to a constant maturity of one year, published in the Federal Reserve Bulletin H.15.</p>
Initial interest rate	<p>The <i>Initial Interest Rate</i> is the rate stated in the adjustable rate mortgage (ARM) note that will be in effect from the date of the first monthly payment for the ARM.</p> <p><i>Reference:</i> For information on the frequency of interest rate changes, see HUD 4155.1 6.B.4.e.</p>

4155.1 9.1.j The table below contains definitions of terms that begin with the letter J.
Glossary of Handbook Terms: J
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4155.1 9.1.k The table below contains definitions of terms that begin with the letter K.
Glossary of Handbook Terms: K
 [Placeholder]

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1. Glossary of Handbook Terms, Continued

4155.1 9.1.l The table below contains definitions of terms that begin with the letter L.
Glossary of Handbook Terms: L [Placeholder]

4155.1 9.1.m The table below contains definitions of terms that begin with the letter M.
Glossary of Handbook Terms: M

Term	Definition
Margin	<p><i>Margin</i> is the agreed upon number of percentage points added to the Current Index to determine the Calculated Interest Rate.</p> <p>The number</p> <ul style="list-style-type: none"> • is specified in Paragraph 5(C) of the ARM Note, and • remains constant for the life of the mortgage.

4155.1 9.1.n The table below contains definitions of terms that begin with the letter N.
Glossary of Handbook Terms: N

Term	Definition
Non-occupying borrower transaction	<p>A <i>non-occupying borrower transaction</i> is a transaction involving two or more borrowers where one or more borrower will <i>not</i> occupy the property as the principal residence.</p>

4155.1 9.1.o The table below contains definitions of terms that begin with the letter O.
Glossary of Handbook Terms: O [Placeholder]

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1. Glossary of Handbook Terms, Continued

4155.1 9.1.p
Glossary of
Handbook
Terms: P

The table below contains definitions of terms that begin with the letter P.

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4155.1 9.1.q
Glossary of
Handbook
Terms: Q

The table below contains definitions of terms that begin with the letter Q.

[Placeholder]

4155.1 9.1.r
Glossary of
Handbook
Terms: R

The table below contains definitions of terms that begin with the letter R.

[Placeholder]

4155.1 9.1.s
Glossary of
Handbook
Terms: S

The table below contains definitions of terms that begin with the letter S.

Term	Definition
Self-employed borrower	For FHA mortgage loan underwriting purposes, a <i>self-employed borrower</i> is a borrower with a 25 percent or greater ownership interest in a business.

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1. Glossary of Handbook Terms, Continued

4155.1 9.1.t The table below contains definitions of terms that begin with the letter T.
Glossary of Handbook Terms: T

Term	Definition
Third party contribution	<p>A <i>third party contribution</i> is a payment by an interested third party, or a combination of parties, toward the borrower's</p> <ul style="list-style-type: none"> • closing costs, per ML 06-04 • prepaid expenses • discount points, and • other financing concessions. <p><i>Note:</i> Interested parties include</p> <ul style="list-style-type: none"> • real estate agents • builders, and • developers.

4155.1 9.1.u The table below contains definitions of terms that begin with the letter U.
Glossary of Handbook Terms: U
[Placeholder]

4155.1 9.1.v The table below contains definitions of terms that begin with the letter V.
Glossary of Handbook Terms: V
[Placeholder]

4155.1 9.1.w The table below contains definitions of terms that begin with the letter W.
Glossary of Handbook Terms: W
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1. Glossary of Handbook Terms, Continued

4155.1 9.1.x
Glossary of
Handbook
Terms: X

The table below contains definitions of terms that begin with the letter X.

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4155.1 9.1.y
Glossary of
Handbook
Terms: Y

The table below contains definitions of terms that begin with the letter Y.

[Placeholder]

4155.1 9.1.z
Glossary of
Handbook
Terms: Z

The table below contains definitions of terms that begin with the letter Z.

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2. Acronyms

Change Date February 23, 2011

4155.1 9.2.a The table below contains a description of acronyms that begin with the letter
Acronyms: A A.

Acronym	Description
ADP	Automated Data Processing
AHP	Affordable Housing Program
AMC	Appraisal Management Company
ARM	Adjustable Rate Mortgage

4155.1 9.2.b The table below contains a description of acronyms that begin with the letter
Acronyms: B B.

Acronym	Description
B2G	Business to Government

4155.1 9.2.c The table below contains a description of acronyms that begin with the letter
Acronyms: C C.

Acronym	Description
CAIVRS	Credit Alert Interactive Voice Response System
CB	Case Binder
CBRA	Coastal Barriers Resources Act
CBRS	Coastal Barriers Resource System
CHUMS	Computerized Homes Underwriting Management System
CFR	Code of Federal Regulations
CLTV	Combined Loan-to-Value
CO	Certificate of Occupancy
CRV	Certificate of Reasonable Value

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2. Acronyms, Continued

4155.1 9.2.d The table below contains a description of acronyms that begin with the letter
Acronyms: D D.

Acronym	Description
DHLL	Department of Hawaiian Home Lands
DE	Direct Endorsement
DTI	Debt-to-Income
DOM	Days on the Market

4155.1 9.2.e The table below contains a description of acronyms that begin with the letter
Acronyms: E E.

Acronym	Description
EAD	Employment Authorization Document
eCB	Electronic Case Binder
ECOA	Equal Credit Opportunity Act
EEH	Energy Efficient Home
EEM	Energy Efficient Mortgage
EFT	Electronic Funds Transfer
EIN	Employer Identification Number
EPLS	Excluded Parties List System
eMIC	Electronic Mortgage Insurance Certificate

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2. Acronyms, Continued

4155.1 9.2.f The table below contains a description of acronyms that begin with the letter
Acronyms: F F.

Acronym	Description
FCRA	Fair Credit Reporting Act
FEMA	Federal Emergency Management Agency
FHA	Federal Housing Administration
FHAC	FHA Connection
FHLB	Federal Home Loan Bank
FHLMC	Federal Home Loan Mortgage Corporation (Freddie Mac)
FICA	Federal Insurance Contributions Act
FIRM	Flood Insurance Rate Map
FIRREA	Financial Institutions Reform, Recovery, Enforcement Act
FNMA	Federal National Mortgage Association (Fannie Mae)
FOC	Financial Operations Center
FWS	U.S. Fish and Wildlife Service

4155.1 9.2.g The table below contains a description of acronyms that begin with the letter
Acronyms: G G.

Acronym	Description
GAAP	Generally Accepted Accounting Principles
GE	Government Entity
GEM	Growing Equity Mortgage
GFE	Good Faith Estimate
GI fund	General Insurance fund
GNMA	Government National Mortgage Association (Ginnie Mae)
GNND	Good Neighbor Next Door
GPM	Graduated Payment Mortgage
GSA	General Services Administration
GSE	Government Sponsored Entity

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2. Acronyms, Continued

4155.1 9.2.h The table below contains a description of acronyms that begin with the letter
Acronyms: H H.

Acronym	Description
H4H	Hope for Homeowners
HECM	Home Equity Conversion Mortgage
HERS	Home Energy Rating System
HFSH	Helping Family Save Their Homes (Act)
HHL	Hawaiian Home Lands
HMDA	Home Mortgage Disclosure Act
HOA	Homeowners' Association
HOC	Homeownership Center
HUD	U.S. Department of Housing and Urban Development

4155.1 9.2.i The table below contains a description of acronyms that begin with the letter
Acronyms: I I.

Acronym	Description
IACS	Insured Accounting Collection System
IECC	International Energy Conservation Code
IL	Indian Lands
IRS	Internal Revenue Service

4155.1 9.2.j The table below contains a description of acronyms that begin with the letter
Acronyms: J J.

[Placeholder]

4155.1 9.2.k The table below contains a description of acronyms that begin with the letter
Acronyms: K K.

[Placeholder]

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2. Acronyms, Continued

4155.1 9.2.l The table below contains a description of acronyms that begin with the letter
Acronyms: L L.

Acronym	Description
LASS	Lender Assessment Sub System
LDP	Limited Denial of Participation
LI	Lender Insurance
LIBOR	London Interbank Offered Rate
LIC	Loan Insurance Certificate
LLC	Limited Liability Company
LOMA	Letter of Map Amendment
LOMR	Letter of Map Revision
LTV	Loan-to-Value

4155.1 9.2.m The table below contains a description of acronyms that begin with the letter
Acronyms: M M.

Acronym	Description
MCA	Maximum Claim Amount
MCRV	Master Certificate of Reasonable Value
MEC	Model Energy Code
MHCP	Manufactured Housing Condominium Project
MHCSS	Manufactured Home Construction and Safety Standards
MIA	Military Impacted Area
MIC	Mortgage Insurance Certificate
MIP	Mortgage Insurance Premium
MPR	Minimum Property Requirements
MPS	Minimum Property Standards
MRB	Mortgagee Review Board
MSA	Metropolitan Statistical Area

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2. Acronyms, Continued

4155.1 9.2.n The table below contains a description of acronyms that begin with the letter
Acronyms: N N.

Acronym	Description
NDC	Net Development Costs
NFIP	National Flood Insurance Program
NHA	National Housing Act
NMLS	Nationwide Mortgage Licensing System
NOR	Notice of Return
NP	Non Profit
NTMCR	Non-Traditional Credit Report

4155.1 9.2.o The table below contains a description of acronyms that begin with the letter
Acronyms: O O.

[Placeholder]

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2. Acronyms, Continued

4155.1 9.2.p The table below contains a description of acronyms that begin with the letter
Acronyms: P P.

Acronym	Description
P&I	Principal and Interest (Payment)
PAD	Pre Authorized Debit
PETR	Post Endorsement Technical Review
PFGMH	Permanent Foundations Guide for Manufactured Housing
PITI	Principal, Interest, Tax, Insurance
P&L	Profit and Loss
PL	Principal Limit
POA	Power of Attorney
PUD	Planned Unit Development

4155.1 9.2.q The table below contains a description of acronyms that begin with the letter
Acronyms: Q Q.

Acronym	Description
QAD	Quality Assurance Division
QC	Quality Control

4155.1 9.2.r The table below contains a description of acronyms that begin with the letter
Acronyms: R R.

Acronym	Description
REO	Real Estate Owned
RESPA	Real Estate Settlement Procedures Act
RMCR	Residential Mortgage Credit Report

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2. Acronyms, Continued

4155.1 9.2.s The table below contains a description of acronyms that begin with the letter
Acronyms: S S.

Acronym	Description
SBA	Small Business Administration
SFHA	Special Flood Hazard Area
SSA	Social Security Administration
SSN	Social Security Number

4155.1 9.2.t The table below contains a description of acronyms that begin with the letter
Acronyms: T T.

Acronym	Description
TILA	Truth In Lending Act
TOTAL	Technology Open to Approved Lenders
TPO	Third Party Originator
TRMCR	Three Repository Merged Credit Report

4155.1 9.2.u The table below contains a description of acronyms that begin with the letter
Acronyms: U U.

Acronym	Description
UETA	Uniform Electronic Transactions Act
UFMIP	Upfront Mortgage Insurance Premium
URAR	Uniform Residential Appraisal Report
URLA	Uniform Residential Loan Application
URS	Underwriting Report System
USC	United States Code
USCIS	United States Citizenship and Immigration Services

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2. Acronyms, Continued

4155.1 9.2.v The table below contains a description of acronyms that begin with the letter
Acronyms: V V.

Acronym	Description
VA	U.S. Department of Veterans Affairs
VOD	Verification of Deposit
VOE	Verification of Employment

4155.1 9.2.w The table below contains a description of acronyms that begin with the letter
Acronyms: W W.

[Placeholder]

4155.1 9.2.x The table below contains a description of acronyms that begin with the letter
Acronyms: X X.

[Placeholder]

4155.1 9.2.y The table below contains a description of acronyms that begin with the letter
Acronyms: Y Y.

Acronym	Description
YSP	Yield Spread Premium

4155.1 9.2.z The table below contains a description of acronyms that begin with the letter
Acronyms: Z Z.

[Placeholder]