

# Mortgage Credit Analysis Worksheet Purchase Money Mortgages

U.S. Department of Housing  
and Urban Development  
Office of Housing  
Federal Housing Commissioner

OMB Approval No. 2502-0059  
(Expires 11/30/2010)

See back of page for Public Burden and Sensitive Information statements

All numbered entries in \$ except where noted.

Case number	Section of the Housing Act	Check one <input type="checkbox"/> Existing Construction <input type="checkbox"/> Proposed Construction
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1a. Borrower's name		2a. Social Security Number		
1b. Co-Borrower's name		2b. Social Security Number		
3a. Mortgage without Upfront MIP	3b. Total UFMIP	3c. Mortgage with UFMIP	4. Appraised Value (without CC)	5. a. Total Closing Costs (CC) _____ b. Less Paid by Seller _____ c. Equals Borrower's CC _____
6. Current housing expenses	7. Term of loan years	8. Interest rate %	9. Adj. buy-down interest rate %	

<b>10. Statutory Investment Requirements</b>		<b>14. Debts &amp; Obligations</b>		Monthly Payment	Unpaid Balance
a. Contract Sales Price		a. Total installment debt			
b. Borrower-Paid Closing Costs (from 5c)		b. Child support, etc.			
c. Unadjusted Acquisition (10a + 10b)		c. Other			
d. Statutory Investment Requirement (10a x 0.03)		d. Total monthly payments			

<b>11. Maximum Mortgage Calculation</b>		<b>15. Future monthly payments</b>			
a. Lesser of Sales Price (10a) or Value (from 4)		a. Principal & interest – 1st mortgage			
b. Required Adjustments (+/-)		b. Monthly MIP			
c. Mortgage Basis (11a + 11b)		c. Homeowners Association Fee			
d. Mort Amt. (11c x LTV Factor % or Less)		d. Ground rent			

<b>12. Cash Investment Requirements</b>		<b>16. Ratios</b>			
a. Minimum Down Payment (10c-11d) (This amount must equal or exceed 10d)		a. Loan-to-value (11d divided by 11a)			
b. Prepaid Expenses		b. Mortgage Payment-to-income (15h divided by 13f)			
c. Discount Points		c. Total fixed payment-to-income (15j divided by 13f)			
d. Repairs/Improvements (Non-Financeable)		<b>17. Borrower rating</b> (enter "A" for acceptable or "R" for reject)			
e. Upfront MIP Paid in Cash		a. Credit characteristics			
f. Non-Realty and Other Items		b. Adequacy of effective income			
g. Total Cash to Close (Sum of 12a thru 12f)		c. Stability of effective income			
h. Amount Paid (Earnest Money, etc.)		d. Adequacy of available assets			
i. Amount of Gift Funds [Source _____]					
j. Assets Available					
k. 2nd Mort (if applicable) [Source _____]					
l. Cash Reserves (Sum 12h thru 12k, minus 12g)					

<b>13. Monthly Effective Income</b>		<b>18. Borrower's CAIVRS Number</b>		<b>Co-borrower's CAIVRS Number</b>	
a. Borrower's base pay					
b. Borrower's other earnings (explain)					
c. Co-borrower's base pay		LDP/GSA (page no. & date)		LDP/GSA (page no. & date)	
d. Co-borrower's other earnings (explain)					
e. Net income from real estate					
f. Gross monthly income					

Remarks (attach additional paper if needed)		<b>Attachment A Information</b>	
		A1. Contract Sales Price of Property (line 10a above)	
		A2. 6% of line A1	
		A3. Total Seller Contribution	
		A4. Excess Contribution	

<b>Final application decision</b> <input type="checkbox"/> Approve <input type="checkbox"/> Reject	<b>Examiner's signature &amp; date</b>  X	<b>Underwriter's signature &amp; date</b>  X	<b>CHUMS ID Number</b>
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This information is required to determine the eligibility of FHA mortgage insurance applicants.

Public reporting burden for this collection of information is estimated to average 6 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection information unless that collection displays a valid OMB control number.

**Sensitive Information:** The information collected on this form is considered sensitive and is protected by the Privacy Act. The Privacy Act requires that these records be maintained with appropriate administrative, technical, and physical safeguards to ensure their security and confidentiality. In addition, these records should be protected against any anticipated threats or hazards to their security or integrity which could result in substantial harm, embarrassment, inconvenience, or unfairness to any individual on whom the information is maintained.

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The Mortgage Credit Analysis Worksheet (MCAW) (HUD-92900-PUR) has been revised to reflect changes to FHA's treatment of closing costs.

- Line 10c Unadjusted Acquisition: This reflects the amount the buyer has agreed to pay for the property as well as any closing costs to be paid by the borrower from Line 5c. It will not reflect any reductions for excess seller contributions or inducements to purchase.
- Line 10d Statutory Investment Requirement: Under nearly all FHA single family programs, the minimum cash investment is 3 percent of the property's sales price. If the loan will be insured under a program with different limits, so indicate (e.g., use 0% for disaster victims under Sec. 203(h)).
- Line 11b Required Adjustments: This would include additions such as financeable repairs and improvements, energy related weatherization items, and solar energy systems, as well as subtractions including sales concessions in excess of six percent of the sales price, inducements to purchase, personal property items, etc., all as per HUD Handbook 4155.1. It may also include closing costs on Sec. 203(h) loans for disaster victims.
- Line 11d Mortgage Amount: This reflects the mortgage basis multiplied by the maximum loan-to-value percentage, which is to be indicated. If the borrower elects to put down additional down payment, the reduced amount of the mortgage is to be shown. Similarly, this amount cannot exceed the statutory limit for the area where the property is located.
- Line 12a Minimum Down Payment: The actual mortgage amount (Line 11d) is subtracted from the borrower's cost to acquire (Line 10c). If this yields an amount lower than that of Line 10d, the mortgage amount must be reduced accordingly.
- Line 12d Repairs/Improvements (Non-Financeable): This would include any cost to be borne by the borrower that cannot be financed into the mortgage.
- Line 12g Total Cash to Close: This is the total amount needed to close the transaction.
- Line 12h Amount Paid: This would include any earnest money on the sale, as well as any fee, such as appraisal and credit report fees, collected at loan application.
- Line 12i Amount of Gift Funds: Show total funds and source (e.g., family member, governmental unit, nonprofit, etc.).
- Line 12j Assets Available: This includes the borrowers verified asset, such as savings accounts, etc.
- Line 12k 2nd Mortgage: If a second mortgage will be placed on the property, indicate the amount as well as the source of the funds (e.g., family member, governmental unit, nonprofit, etc.)
- Line 12l Cash Reserves: This is to reflect the amount of available cash or equivalent available to the borrower following the mortgage loan closing.