



Rural Streamlined-Assist Product Profile

Overlays to Rural are Underlined.

FICO Requirements		
Occupancy:	Owner Occupied	<i>Lenders must comply with all USDA requirements including but not limited to Upfront Guarantee, Annual Fees, and any other applicable requirements.</i>
Min FICO:	<u>620</u>	
Loan Amount:		Minimum loan amount \$50,000
		Maximum Loan Amount found at: RD-SFHAreaLoanLimitMap.pdf (usda.gov)
Ability to Repay and Qualified Mortgage Rule		
<ul style="list-style-type: none"> • For loans subject to the ATR/QM rule, Windsor Mortgage will only purchase loans that comply with ATR/QM requirements. • Correspondents are responsible for providing evidence of compliance with the ATR/QM rules. • Clear itemization of fees and application of all credits that indicate paid by/to will be required on all loans. • See Seller Guide section “Ability to Repay and Qualified Mortgage Rule” under “Delivery Procedures” for more details. 		
Age of Documents		
<ul style="list-style-type: none"> • Credit documents must be no more than 120 days old on the date the Note is signed, including credit reports and employment, income and asset documents. • Preliminary Title Policies must be no more than 90 days old on the date the note is signed. 		
Appraisals		
Valuation product is not required.		
Assignment of Mortgages		
All loans must be registered with MERS at time of delivery to Windsor Mortgage and a MERS transfer of beneficial rights and transfer of servicing right must be initiated by the Seller, to Plains Commerce Bank (#1005210), within 24-hours of purchase.		
Condominiums		
Warranty review is not required.		
Credit		
<ul style="list-style-type: none"> • Tri-merge credit report or mortgage account(s) rating report (includes credit score) is required. • 0x30 for the previous 12 months mortgage payments for loan being paid off, measured to the Agency’s receipt of a conditional commitment request. 		

Borrower Eligibility

- U.S. citizens
- No more than 4 natural persons allowed per loan application.
- Borrowers must have a valid Social Security Number
- Permanent resident aliens, with proof of lawful permanent residence
- Non-permanent residents are allowed as long as they are a qualified alien with proof of lawful residency.
- Non-occupant borrowers are ineligible.
- Borrowers may be added to the new loan.
- Deceased borrowers may be removed from the loan.
- Housing Choice Voucher Homeownership Program income (commonly known as Section 8 for homeowners) paid via Housing.
- Assistance Payments (HAPs) are an acceptable source of income. However, due to operational constraints, transactions involving HAPs paid directly to the Servicer are ineligible for purchase by Windsor Mortgage Solutions. Transactions with HAPs paid directly to the borrower continue to remain eligible for purchase.

Disaster Policy

- Windsor Mortgage may require a post-disaster inspection when the appraisal occurred before the incident end date of the disaster. See Windsor Mortgage disaster policy located in the Seller's Guide for full details.

Eligible Mortgage Products – Existing Loan

- Existing USDA Guaranteed Rural Housing Loan.

Eligible Mortgage Products – New Loan

- 30-year fixed rate only
- Temporary buydowns are not eligible.

Escrows/Impounds

An impound account for collection of taxes and insurance (or additional escrow items) is required.

Exclusionary Lists

CAIVRS must be checked and cleared.

Flood Insurance

- Dwellings in a SFHA are not eligible under the SFHGLP unless flood insurance through the FEMA National Flood Insurance Program (NFIP) is available. The lender will require the borrower to obtain, and maintain for the term of the mortgage, flood insurance for any property located in a SFHA, listing the lender as a loss payee.
- The borrower must obtain, and continuously maintain for the life of the mortgage, flood insurance on the security property in an amount sufficient to protect the property securing the guaranteed loan. Flood insurance policies must be issued under the NFIP, or by a licensed property and casualty insurance company authorized to participate in NFIP's "Write Your Own" program. Private flood insurance policies that meet 42 USC 4012a(b)(1)(A) are eligible.

Guarantee Fee

- Upfront Refinance Fee: 1% of the loan
 - Financed Guarantee Fee calculated: (loan amount / .99 – loan amount
 - Not financed Guarantee Fee calculated: loan amount * 1%
- Annual Fee:
 - 0.35%

Hazard and Wind Insurance

- Hazard insurance policies should conform to the GSE coverage requirements of “the standard extended coverage endorsement,” which states that a policy cannot be accepted that in whole or part excludes wind, hurricane, or catastrophe insurance unless the coverage is provided in another policy with the same coverage limits as the hazard policy.
- Properties must have replacement cost coverage in an amount equal to the insurance value of the improvements or the unpaid principal balance.
- Hazard or wind deductible(s) may not exceed the greater of either \$1,000 or 1 percent of the policy coverage, or the minimum deductible offered by the borrower’s chosen insurance carrier.
- See Flood Insurance for flood insurance requirements.

High Cost / High Priced

- Windsor Mortgage will not purchase High-Cost Loans
- Higher Priced Mortgage Loans (HPML) transactions are eligible for purchase. HPML guidelines require that the transaction meets all applicable state and/or federal compliance requirements.

Income: Annual

- The borrower’s adjusted annual income may not exceed the Rural Development limit for the area. Refer to the USDA Income and Property Eligibility website:
<https://eligibility.sc.egov.usda.gov/eligibility/welcomeAction.do?NavKey=home@1>
- To validate income documentation and disclosure provided by the borrower’s and other adult household members that will reside in the home, Lenders will require each adult member of the household to complete and execute IRS Form 4506-C (or comparable IRS form) for the previous two years at the time of loan application. Validation from IRS must be received by the Lender prior to request for Conditional Commitment for Loan Note Guarantee
- Full income verifications/documentation for all borrowers and adult household members is required. In order to verify current income eligibility, income must be documented with the following, as applicable:

Wage Earner Income

Option One:

- WVOE with current, year-to-date and previous year’s employment earnings
- The most recent pay stub

Option Two:

- The most recent pay stub(s) covering 30 days with YTD information.
- W2s for the previous two years
- VOE meeting Rural’s requirements in the Technical Handbook Ch 9.3 E 2.

Self-Employed Income	Non-Employed Income Sources
<ul style="list-style-type: none"> Two consecutive years of signed federal personal and business income tax returns with all applicable schedules, or IRS issued transcripts as long as the transcripts contain the information from all applicable schedules. YTD P&L YTD Balance Sheet 	<ul style="list-style-type: none"> A copy of the most recent award letter, 1099, or verification through individual federal income tax returns for the most recent tax returns for the most recent tax year, or other appropriate documents. Documents must be no more than 120 days old. See Age of Documents for more information.
Loan Purpose	
<ul style="list-style-type: none"> Rate and term only. Loan may include the principal balance of the loan plus the upfront guarantee fee, accrued interest and eligible loan closing costs. No cash out is permitted to the borrower. Any excess funds, which should be minimal, must be applied as a principal reduction. Rural Streamline Refinance loans are not eligible. 	
Net Tangible Benefit	
<p>The borrower must receive a Net tangible Benefit. Net Tangible Benefit (NTB) is defined as a \$50 or greater reduction in the principal, interest, and annual fee (PI+A) payment on the new guaranteed loan when compared to the existing PI+A payment.</p>	
Occupancy	
Owner-Occupied only	
Property: Eligible Types	
<ul style="list-style-type: none"> Single Family Detached Single Unit Single Family Attached Single Unit PUDs and condos Leaseholds with a minimum length of lease of 15 years beyond the maturity date of the loan. Property must be in an eligible rural area or an area that was eligible at the time of the original loan closing. 	
Property: Ineligible Types	
<ul style="list-style-type: none"> Mobile Homes Cooperatives Condotels Timeshares Geodesic Domes 2-4 Units Hotel Condominiums Working Farms and Ranches Manufactured homes. This includes on-frame modular homes built on a permanent chassis. Unimproved Land and property currently in litigation Income producing properties that do not meet Rural Housing's requirements. Examples include, but not limited to grain bins, silos, dairy farms, hog barns, and multiple equestrian stables. 	

Ratios

DTI ratios are not calculated.

Reserves / Funds to Close

Not required.

Rural Housing Documentation

RD 3555-18 Conditional Commitment for Single Family Housing Loan Guarantee

- Must include completed, signed and dated Lender Certification pages. The lender's signature on the Lender Certification certifies to Rural Housing the loan was closed in accordance with all applicable conditions listed and no adverse changes have occurred since the commitment was issued.
- Loans may not have an outstanding contingent Conditional Commitment. All documentation used to satisfy the Conditional Commitment must be included in the file.

Seasoned Loans

Please refer to the Windsor Mortgage Seasoned Loan Policy located in the Windsor Mortgage Seller Guide for requirements and loan-level price adjustments.

Seasoning Requirements

- The existing USDA loan being refinanced must have closed at least 180 days prior to the request for Conditional Commitment.
- The existing USDA loan being refinanced must have a mortgage payment history that does not reflect a delinquency greater than 30 days within the previous 180-day period.

Underwriting Method

All Files must be uploaded in GUS.

Seller shall deliver loans that were originated in accordance with the Federal Housing Administration Handbook, unless otherwise noted in the Windsor Seller's Guide.

Windsor does not discriminate in any aspect of a credit transaction on the basis of sex, gender identity or expression, sexual orientation, marital status, familial status, race, color, ethnicity, religion, national origin, age, handicap or disability status, income derived from public assistance, military status or the good faith exercise of rights under the Consumer Credit Protection Act.

Document History

Revised Date	Change	Approved by	Upload Date
01.17.25	Revised Seasoning Requirement to match HB-1-3555, Chapter 5 update 12.18.24	TJ Miller	01.17.25