



Great News for Homeowners The Home Affordable Program Do You Qualify? Can We Help?

BORROWER FREQUENTLY ASKED QUESTIONS

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HOME VALUE'S LOWER ?

Home Affordable allows owners whose home values have declined refinance REGARDLESS of their current value. The current HARP guidelines limit the LTV to 105% to 125% - but this is expected to be removed.

NO MINIMUM CREDIT SCORE

Those that qualify for the Home Affordable program do not require a minimum credit score.

NO NEW MORTGAGE INSURANCE

If your original mortgage did not require mortgage insurance then your new mortgage will not require it.

1. What is "Making Home Affordable" all about?

Making Home Affordable is part of a comprehensive strategy to get the housing market back on track. Through the Making Home Affordable Program. **HARP 2's biggest change eliminates the 125% Loan to Value limit.**

HOME AFFORDABLE REFINANCE

1. I'm current on my mortgage. Will the Home Affordable Refinance help me?

Eligible borrowers who are current on their mortgages but have been unable to take advantage of today's lower interest rates because their homes have decreased in value, may now have the opportunity to refinance. Through the Home Affordable Refinance Program, Fannie Mae and Freddie Mac will allow the refinancing of mortgage loans that they own or that they placed in mortgage backed securities.

2. How do I know if I am eligible?

You may be eligible if:

You are the owner of a one to four unit home (may be second home or investment), the loan on your property is owned or securitized by Fannie Mae or Freddie Mac **(Don't know? We can help find out. [CLICK HERE](#).)**

At the time you apply, you are current on your mortgage payments (current means that you haven't been more than 30-days late on your mortgage payment in the last 12 months), You believe that the amount you owe on your first mortgage is more than 80% of the current value of your house, You have income sufficient to support the new mortgage payments, and the refinance improves the long term affordability or stability of your loan.

3. How do I know if the refinance will improve the long term affordability or stability of my loan?

Your lender will give you a "Good Faith Estimate" that includes your new interest rate, mortgage payment and the amount you will pay over the life of the loan. Compare this to your current loan terms. If it is not an improvement, refinancing may not be right for you. Also consider that refinancing from an adjustable rate to a fixed rate loan or eliminating higher risk loan terms such as interest only payments or balloon payments may also provide long term stability.



4. How do I know if my loan is owned or has been securitized by Fannie Mae or Freddie Mac?

We can assist you in determining if your current mortgage is securitized by either Fannie Mae or Freddie Mac. All we need is your home address to find out. (to determine Freddie Mac requires additional info)

5. I have both a first and a second mortgage. Do I still qualify to refinance under the Making Home Affordable?

Borrowers with more than one mortgage may be eligible for a Home Affordable Refinance. Your eligibility will depend, in part, on agreement by the lender that has your second mortgage to remain in a second position, and on your ability to meet the new payment terms on the first mortgage.

6. Will refinancing lower my payments?

The objective of the Home Affordable Refinance is to provide creditworthy borrowers who have shown a commitment to paying their mortgage, the opportunity to get into a mortgage with payments that are affordable today and sustainable for the life of the loan. Borrowers whose mortgage interest rates are much higher than the current market rate should see an immediate reduction in their payments.

Borrowers who are paying interest only, or who have a low introductory rate that will increase in the future, may not see their current payment go down if they refinance to a fixed rate and payment. These borrowers, however, could save a great deal over the life of the loan by avoiding future mortgage payment increases. When you submit a loan application, your lender will give you a "Good Faith Estimate" that includes your new interest rate, mortgage payment and the amount that you will pay over the life of the loan. Compare this to your current loan terms. If it is not an improvement, refinancing may not be right for you.

7. What are the interest rate and other terms of this refinance offer?

The rate will be based on market rates in effect at the time of the refinance and any associated points and fees quoted by the lender. Interest rates may vary across lenders and over time as market rates adjust. The refinanced loans will have no prepayment penalties or balloon payments.

8. Will refinancing reduce the amount that I owe on my loan?

No. The objective of the Home Affordable Refinance is to help borrowers get into more affordable loans. Refinancing will not reduce the principal amount you owe to the first mortgage holder or any other debt you owe. However, refinancing should save you money by reducing the amount of interest that you pay over the life of the loan.

9. Can I get cash out to pay other debts?

No. However, borrowers whose loans are owned or securitized by Fannie Mae may be eligible to finance all closing costs and obtain a small amount of cash (2% of the mortgage amount not to exceed \$2,000) through the refinance if there is sufficient equity. For borrowers whose loans are owned or securitized by Freddie Mac, transaction costs (not to exceed \$2,500) such as the cost of an appraisal or title report, may be included in the refinanced amount.



10. How do I apply for a Home Affordable Refinance?

Please be patient. Lenders and servicer's have implemented the program though resources may be limited and it may take time to process all applications.

In the meantime, it will help your lender and speed up the application process if you gather some information and documents before you call.

The ArcLoan Division of Access National Mortgage is authorized to provide Home Affordable Refinance's for Fannie Mae and Freddie Mac securitized mortgages.

11. What documentation will I need?

It will help your lender if you gather some information and documents before you call.



You will need:

- Information about the monthly gross (before tax) income of all the borrowers on your loan, including recent pay stubs if you receive them or documentation of income you receive from other sources.
- Your most recent income tax return.
- Information about any second mortgage on the house.
- Account balances and minimum monthly payments due on all of your credit cards.
- Account balances and monthly payments on all your other debts such as student loans and car loans.

12. I am delinquent on my mortgage. Will I qualify for a Home Affordable Refinance?

No. Borrowers who are currently delinquent or have been 30 days overdue more than once during the past 12 months will not qualify. You should contact your servicer to see if a Home Affordable Modification is an option for you.

13. Will I need mortgage insurance?

If your existing loan has private mortgage insurance, you will need the same amount of insurance coverage for the refinanced loan. If your existing loan does not have private mortgage insurance it will not be required as part of the Home Affordable Refinance.

Our Standards and our reputation set us apart in the mortgage industry. In your search for mortgage options we hope that in addition to competitive rates and programs that it will be the ArcLoan difference that will secure your business!

1. Analyze Each Individual Mortgage Profile
2. Provide Current Market Analysis with objective, consumer based, current market response.
3. Educate, Encourage, and Empower homeowners to meet their financial goals.
4. Maintain core standard of – “If we can help, we want your business. If we cannot help, we want to educate and point the way, within the best of our ability.”
5. Provide Honest, Experienced Advice to protect homeowners from industry “salesmen” who attempt to prey on consumer fears and lack of knowledge.

READY FOR THE NEXT STEP?

The Home Affordable Process:

The process consists of 3 simple steps and generally takes about 4 weeks.

1. Determine if Eligible

We can assist you in finding out if you may qualify for this program. A few moments and a few questions is all it takes.

2. Application

Speak with a mortgage educator who will handle everything related to the application and will schedule the necessary steps such as appraisal.

3. Approval & Closing

While the Home Affordable Program does allow more lenient guidelines borrowers must still qualify and provide basic documentation. Once approved you may close at your home as soon as 3-4 weeks.

**CONTACT US TODAY
TO BEGIN
VISIT**

www.YouCanRefi.com