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FHA Premium Cut Officially Reversed; Mortgagee Letter Already Out

As was being widely rumored yesterday, the newly installed Trump Administration has indefinitely **suspended a scheduled reduction** in the annual premium for Federal Housing Administration (FHA) insurance. A 25-basis point reduction in that premium was announced by then Housing and Urban Development (HUD) Secretary Julian Castro on January 9, scheduled to go into effect on January 27.

[Mortgagee Letter 2017-07](#) was issued **about an hour after** Donald Trump took the oath of office as President, counteracting the earlier Mortgagee Letter 2017-01. The new letter says "FHA will issue a subsequent Mortgagee Letter at a later date should this policy change."

Recent Housing Data

| | | Value | Change |
|---------------------|--------|-------|---------|
| Mortgage Apps | Jul 10 | 206.1 | -0.19% |
| Building Permits | Mar | 1.46M | -3.95% |
| Housing Starts | Mar | 1.32M | -13.15% |
| New Home Sales | Mar | 693K | +4.68% |
| Pending Home Sales | Feb | 75.6 | +1.75% |
| Existing Home Sales | Feb | 3.97M | -0.75% |
| Builder Confidence | Mar | 51 | +6.25% |

APPENDIX 1.0 – MORTGAGE INSURANCE PREMIUMS

| Upfront Mortgage Insurance Premium (UFMIP) | |
|---|--|
| All Mortgages: 175 Basis Points (bps) (1.75%) of the Base Loan Amount. | |
| Exceptions: | |
| <ul style="list-style-type: none"> Streamline Refinance and Simple Refinance Mortgages used to refinance a previous FHA-endorsed Mortgage on or before May 31, 2009 Hawaiian Home Lands (Section 247) Indian Lands (Section 248) | |
| Indian Lands (Section 248) do not require a UFMIP. | |

| Annual Mortgage Insurance Premium (MIP) | | | |
|---|-----------------------|-----------|---------------|
| Applies to all Mortgages except: | | | |
| <ul style="list-style-type: none"> Streamline Refinance and Simple Refinance Mortgages used to refinance a previous FHA endorsed Mortgage on or before May 31, 2009 Hawaiian Home Lands (Section 247) | | | |
| Hawaiian Home Lands (Section 247) do not require Annual MIP. | | | |
| Mortgage Term of More Than 15 Years | | | |
| Base Loan Amount | LTV | MIP (bps) | Duration |
| Less than or equal to \$625,500 | ≤ 90.00% | 80 | 11 years |
| | > 90.00% but ≤ 95.00% | 80 | Mortgage term |
| | > 95.00% | 85 | Mortgage term |
| Greater than \$625,500 | ≤ 90.00% | 100 | 11 years |
| | > 90.00% but ≤ 95.00% | 100 | Mortgage term |
| | > 95.00% | 105 | Mortgage term |
| Mortgage Term of Less than or Equal to 15 Years | | | |
| Base Loan Amount | LTV | MIP (bps) | Duration |
| Less than or equal to \$625,500 | ≤ 90.00% | 45 | 11 years |
| | > 90.00% | 70 | Mortgage term |
| Greater than \$625,500 | ≤ 78.00% | 45 | 11 years |
| | > 78.00% but ≤ 90.00% | 70 | 11 years |
| | > 90.00% | 95 | Mortgage term |

Streamline Refinance, Simple Refinance:

| For refinance of previous Mortgage endorsed on or before May 31, 2009 | | | |
|---|----------|------------------|---------------|
| UFMIP: 1 (bps) (.01%) All Mortgages | | | |
| All Mortgage Terms | | | |
| Base Loan Amount | LTV | Annual MIP (bps) | Duration |
| All | ≤ 90.00% | 55 | 11 years |
| | > 90.00% | 55 | Mortgage term |
| For Mortgages where FHA does not require an appraisal, the value from the previous Mortgage is used to calculate the LTV. | | | |

The Mortgage Bankers Association (MBA) reacted immediately to the shift. David H. Stevens, President and CEO, issued the following statement on behalf of MBA.

"We recognize the Administration's **need to examine the overall health of the insurance program** and weigh that against the benefits of lowering mortgage insurance premiums. Given that lenders have already started preparing for the MIP decrease, it is important that any new policy be implemented in a way that minimizes disruption for borrowers and lenders. MBA looks forward to working with the new Administration to ensure the long-term stability of the FHA program, creating an environment that provides clarity in regulations for lenders while at the same time promoting access to credit and protecting consumers."

I answer all my own calls and my service is EXCELLENT!

Jeff Schlesinger



