

National Loan Resolution Services, LLC

Real Estate and Financing Solutions



Home Affordable Refinance Program (HARP) Borrower's Guide – Part Two: Eligibility & Applying

You have reviewed Part One of this series and have determined:

- Your mortgage is backed by either Fannie Mae or Freddie Mac

The next stage in the process is determining your eligibility for refinancing under HARP and how to apply for that refinancing.

Eligibility

There are a number of criteria that must be met to determine your eligibility for refinance under Home Affordable Refinance Program (HARP):

- You are the owner-occupant of a one- to four-unit home.
- The loan on your property is owned or guaranteed by Fannie Mae or Freddie Mac
- At the time you apply, you are current on your mortgage payments ("Current" generally means that you **have not been more than 30 days late** on your mortgage payment in the last 12 months; or, if you have had the loan for less than 12 months, you have never missed a payment).
- The amount you owe on your first lien mortgage does not exceed 125% of the current market value of your property.
- You have a reasonable ability to pay the new mortgage payments.
- The refinance improves the long term affordability or stability of your loan.
- Second lien mortgages also qualify for refinancing under HARP providing; the first lien mortgage is less than 125% of the value of the property, the lender that has your junior lien mortgage must agree to remain in a junior lien position and you must be able to demonstrate your ability to meet the new payment terms on the first lien mortgage.

How to apply

If you believe you meet the eligibility requirements detailed above; call your mortgage lender, or any lender approved to do business with Fannie Mae or Freddie Mac, and ask for a Home Affordable Refinance application. The number is on your monthly mortgage bill or coupon book. Please be patient yet persistent. Your lender could be handling a large volume of inquiries about

the program and it may take some time before they are ready to process your application. In the meantime, it will help your lender and speed up the application process if you gather some information and documents before you call. It will help your lender if you gather some information and documents before you call. Generally, you will need the following:

- Information about the monthly gross (before tax) income of all the homeowners 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 junior lien 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

[Source: US Treasury – Making Home Affordable Program](#)

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