

# FHA FINANCING TRAINING

In support of FHA-approved lenders, LT.C is pleased to offer this quality-training program.

**This comprehensive LIVE – Instructor Led “Web-Based” on-line FHA Financing Basics Training is Designed to satisfy the training requirements of lenders for their Loan Officers and Processors, and a great review for Underwriters.**

## COURSE & MANUAL CONTENT



- **Basic FHA Information**
  - Terms & Loan programs
  - Consumer Benefits
  - Energy-Efficient Improvements
  - Mortgage Insurance
  - Loan Limits
  - Appraisal Protocol Updates
- **FHA Purchase Loan Guidelines and Calculations**
  - “Base” Loan Calculations
  - “Total” Loan Calculations
  - Minimum Investment Required
  - Allowable Closing Costs
  - Cash-to-Close Exercises
  - Review Form 92900-LT
  - Sources of Funds
- **FHA Documentation**
  - “Point-of-Sale” Forms
  - Processor/Underwriter Forms
  - Discuss FHA’s purpose of each form and each form’s content.
  - Review signature requirements
  - Review actual FHA forms



- **FHA Processing Basics**
  - The FHA Connection
  - Property Validation & Case No.
  - Determining Eligibility
  - Using the Credit Alert System
  - ADP Codes
  - FHA’s TOTAL Scorecard
  - Analyzing Debt & Credit
  - Determining Income & Assets
  - Risk Analysis
  - New Construction
- **FHA Refinance Loan Guidelines and Calculations**
  - Financing Costs
  - MIP Refund / Credit
  - Streamline Guidelines
  - Non-Streamline Guidelines
  - FHASecure & HOPE Programs
- **FHA Qualifying Process**
  - Qualifying Methods
  - Importance of “Ratios”
  - Use of Compensating Factors
  - Use of Qualifying Worksheet
  - Qualifying Case Study

This course is presented by **LoanTrainer.com** (FHA and VA Training since 1980), and is delivered in **10-hours, over 2-days** by **Deborah Morris** (Sr. National Trainer for 17+ years).

### 2010 CLASS DATES, TIMES AND COST (1<sup>st</sup>-Quarter)

Class Dates	Class Times*	Early-Bird Fee**	Regular Fee
Jan. 11 & 13	9:00am – 2:00pm (Pacific Time)	\$295.00	\$320.00 + Ship Charge
Feb. 08 & 10	9:00am – 2:00pm (Pacific Time)	\$295.00	\$320.00 + Ship Charge
Mar. 15 & 17	9:00am – 2:00pm (Pacific Time)	\$295.00	\$320.00 + Ship Charge
*Times include a 45-min. break		<i>Pre-Paid Registrations Only – At least 3-business days prior to first class date.</i>	

Class dates for 2<sup>nd</sup>-Quarter 2010 will be posted at [www.loantrainer.com](http://www.loantrainer.com) by mid-March 2010

**Questions?** Call (888) 498-8511 or Email to [Ask @loantrainer.com](mailto:Ask@loantrainer.com)

1 <sup>st</sup> Class Date	**Early Bird Deadlines	Last Day To Register
1/11/10	1/04/10	1/07/10
2/08/10	2/01/10	2/04/10
3/15/10	3/08/10	3/11/10

**Registration Fee Includes a Training Manual and a Certificate of Completion for those attending both days of training and successfully complete and pass a final examination.**

**PRINT, COMPLETE, AND SUBMIT THE FOLLOWING REGISTRATION FORM >>>>**

# LoanTrainer.com Registration Information

- Complete credit card information below, or make check Payable to LoanTrainer.com
- Complete registration form below and Fax or Mail registration form to LT.C to >>>>

**LoanTrainer.com**  
**1345 Portola Valley Road**  
**Yuba City, CA 95993-7605**  
**Fax (866) 288-2071**  
**Telephone: (888) 498-8511**

## **CANCELLATION POLICY:**

All registrations, whether made by mail, email, or fax, are considered binding. A \$25 handling fee will be charged for cancellations up to 5-business days before the 1<sup>st</sup> class date. If your cancellation is received within less than 5-business days before the 1<sup>st</sup> class date, you will be subject to a 50% cancellation fee. If your cancellation is received on or after the 1<sup>st</sup> class date, you will be subject to a 100% cancellation fee. No shows are subject to a 100% cancellation fee. LT.C assumes no responsibility for expenses incurred by registrant in the event the class is canceled due to a lack of pre-paid registrations, unforeseen circumstances, technology or Internet issues, or acts of nature. Review **Money Back Guarantee** at [www.loantrainer.com/02.html](http://www.loantrainer.com/02.html).

***Pre-Registration and Payment are required.***  
***Free manual mailing on registrations received at least***  
***6-business days before the first class date; thereafter,***  
***FedX charges will be assessed and added to registration fee\****

## Registration Form

PLEASE **PRINT** CLEARLY – PHOTOCOPY FORM FOR ADDITIONAL REGISTRANTS

Course Name FHA Financing Training Dates \_\_\_\_\_ Reg. Fee \$ \_\_\_\_\_ \*

Name \_\_\_\_\_ Phone \_\_\_\_\_ Ext. \_\_\_\_\_

Mailing Address \_\_\_\_\_ City/St \_\_\_\_\_ Zip \_\_\_\_\_  
**(No P.O. Boxes)**

Please check correct box >>> *Is Address for a Business* [  ] or a *Residence* [  ]

Company \_\_\_\_\_ FHA-approved? [  ] Yes [  ] No

Fax \_\_\_\_\_ Cell Ph. \_\_\_\_\_

Email WK \_\_\_\_\_ RES. \_\_\_\_\_

Current Position \_\_\_\_\_ Years in Industry \_\_\_\_\_

FHA Experience: \_\_\_\_\_-years – In these positions: \_\_\_\_\_

**Amount Due LT.C = \*See Above** [  ] Check Enclosed [  ] Mailed, or [  ] Charge *Amount Due* to my Credit Card

### Credit Card Information

[  ] Visa [  ] Master [  ] AMX [  ] Discovery No. \_\_\_\_\_ CVV No. \_\_\_\_\_  
Exp. \_\_\_\_\_

I have read and agree to the above policies and acknowledge that my entire fee is due and payable at least 3-business days prior to commencement of the first class date for which I am registering. I also acknowledge that "Employer Billing" does not release me of full responsibility of class fees, attorneys, court and/or processing fees incurred by LT.C to collect unpaid fees.

**Card Holder Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Card Holder Name** (If different than above - **PRINTED**): \_\_\_\_\_

**Card Holder's Billing Address:**  
(If different than above)