

# FHA Section 203(k) "Streamlined (K)" Limited Repair Program by On Q Financial



Lender:  
On Q Financial

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Property Types

## Program Description

The Federal Housing Administration's (FHA's) 203(K) Rehab Loan helps homeowners finance an additional amount to repair, improve or upgrade their home as part of an FHA-insured home purchase or refinance mortgage. Renovations and other non-energy home improvements may be financed. The actual mortgage loan is provided through an FHA-approved lender, such as Prospect Mortgage, and the FHA provides mortgage insurance to reduce the risk of the additional project cost to the lender. The maximum additional project cost approved for the rehab work is determined by the expected value of the property after the improvements are completed. An FHA Rehab Loan may be paired with an Energy Efficient Mortgage in some cases in order to get additional funding for improvements. As with any typical mortgage, the FHA Rehab Loan can be structured in many different ways that may include closing costs, fees or points. Additionally, it includes a 1.75% mortgage insurance fee at close and an additional monthly .85% mortgage insurance fee.

## Types of Financing

Secured

## Financing & Payment Information

Term (years): 1

Minimum Amount: \$5,000

Maximum Amount: \$0

Fees: None

Money Down Required: Yes

Repayment Method: Off-bill loan (Direct to Lender)

Payment Frequency: Monthly

Pre-Payment Penalty: No

## Allowable Projects

- EE** Funds Energy Efficiency projects
- WE** Funds Water Efficiency projects
- RE** Funds Renewable Energy projects
- DR** Funds Demand Response projects
- OE** Funds other energy projects - For example, some financing may be primarily for energy efficiency projects; however, it may allow 30% of the financing

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to fund other water efficiency or renewable projects.

**ER** Funds other energy-related projects - For example, some financing may also allow funding for projects in relation to installing the approved product, such as mold or asbestos remediation.

**NE** Funds other non-energy projects - Some financing may allow funding for non-energy projects, such as a kitchen or bath remodel, or seismic upgrades.

## Other Program Requirements

Financing Approval Time  
More than 48 hours

Equity in Property Needed  
No