



FHA Maximum Mortgage Worksheet

Purchase

Maximum loan amount before adding the financed up-front mortgage insurance premium is the lower of the following three calculations:

STEP ONE

\$ _____ Loan limit for the county in which the property is located – Refer to [FHA Mortgage Limit Search Engine](#)

STEP TWO

\$ _____ Lesser of the appraised value or purchase price
+ _____ Appraiser required repairs paid by the borrower – In some cases, not all of the repairs may be added to the sales price – For limitations, refer to [HUD Handbook 4155.1 2.A.5.a-c](#)
- _____ Inducements to purchase, including seller-paid closing costs and pre-paid expenses that exceed 6% of the purchase price **or** exceed the actual closing costs and pre-paid expenses – for inducements to purchase, refer to [HUD Handbook 4155.1, 2.A.4.a-c](#)
= _____ 0 Mortgage basis
x _____ 0.965 96.5% LTV
= _____ 0 Maximum loan amount before the addition of the financed up-front mortgage insurance premium

STEP THREE

\$ _____ WBC Lending's Loan Limit

- 1 Unit and borrower's credit score is ≥ 640 :
 - Property is located in California - \$729,750
- 1 Unit and borrower's credit score is 620-639 - \$417,000
- 2 Units and borrower's credit score is ≥ 640 :
 - Property is located in California - \$934,200
- 3-4 Units and borrower's credit score is ≥ 640 - \$650,000