

## FHA 203k Streamline File Flow

1. **File should have initial credit pre-approval**
2. **File submitted to lender and should include the following:**
  - Application
  - Disclosures
  - AUS Findings
  - 92700a
  - Maximum Mortgage Worksheet
  - Bids
  - Contractor/Homeowner or Self-help forms
  - W9
  - References
3. **File is received by the lender, set up, disclosed & marked 203k FHA**
4. **Appraisal may be ordered once compliance requirements have been met on TIL**
5. **Lender preps 203k file**
6. **Once the Appraisal is complete it will be included in the file**
7. **File moves to underwriting and conditions are set**
8. **Lender works with loan originator to finalize 203k portion, bid approval, forms & contractor approval**
9. **Any final conditions are met**
10. **Final sign off met with underwriter**
11. **Docs/Funding**
12. **Funds are wired for the purchase/refinance portion of the loan**
13. **Many lenders will have title/escrow issue a two party check at closing for the first rehab draw. (Remember on the 203k Streamlined Loan only ½ of each bid will be issued on the initial draw)**
14. **Work must begin within 30 days of closing**
15. **Work must be complete within 6 months of closing**
16. **Work is complete**
17. **Borrower contacts Servicing Lender and notifies them that the work is complete**
18. **Servicing Lender contacts Appraiser/Inspector and has re-inspection completed**
19. **Servicing Lender determines that title is clear**
20. **Final draw is issued through title/escrow in a two party check. (This means the other ½ of all bids are paid.)**