

## FHA's 203k Rehabilitation Insurance Mortgage

### Streamline 203(k) Mortgage

The "Streamline (K)" Limited Repair Program permits homebuyers to finance an additional \$35,000 into their mortgage to improve or upgrade their home before move-in. With this product, homebuyers can quickly and easily tap into cash to pay for property repairs or improvements, such as those identified by a home inspector or FHA appraiser.

The Streamlined (k) program includes the discretionary improvements and/or repairs shown below:

- Repair/Replacement of roofs, gutters and downspouts
- Repair/Replacement/upgrade of existing HVAC systems
- Repair/Replacement/upgrade of plumbing and electrical systems
- Repair/Replacement of flooring
- Minor remodeling, such as kitchens, which does not involve structural repairs
- Painting, both exterior and interior
- Weatherization, including storm windows and doors, insulation, weather stripping, etc.
- Purchase and installation of appliances, including free-standing ranges, refrigerators, washers/dryers, dishwashers and microwave ovens
- Accessibility improvements for persons with disabilities
- Lead-based paint stabilization or abatement of lead-based paint hazards
- Repair/replace/add exterior decks, patios, porches
- Basement finishing and remodeling, which does not involve structural repairs
- Basement waterproofing
- Window and door replacements and exterior wall re-siding
- Septic system and/or well repair or replacement

### FHA's 203(k) Mortgage

The Section 203(k) program is HUD's primary program for the rehabilitation and repair of single family properties. As such, it is an important tool for community and neighborhood revitalization and for expanding homeownership opportunities.

The types of improvements that borrowers may make using Section 203(k) financing include:

- structural alterations and reconstruction
- modernization and improvements to the home's function
- elimination of health and safety hazards
- changes that improve appearance and eliminate obsolescence
- reconditioning or replacing plumbing; installing a well and/or septic system
- adding or replacing roofing, gutters, and downspouts
- adding or replacing floors and/or floor treatments
- major landscape work and site improvements
- enhancing accessibility for a disabled person
- making energy conservation improvements

[203K Rehabilitation Program Description](#)

[Rehab a Home with HUD's 203K Rehab Program](#)

[Streamline K Mortgage](#)

[Approved 203k Consultants Search](#)

[Funds for Handyman-Specials and Fixer-Uppers](#)

[203k Mortgagee Letters](#)

[203k FAQs](#)

[HUD Form 92700 203\(k\) Maximum Mortgage Worksheet \(2/06\)](#)

[203\(k\) Endorsement Summary Report](#)

### For More Information:

A brochure, [Rehab a Home with HUD's 203\(k\)](#), is available online. A set of [questions and answers about 203\(k\) loans](#) is also available.

<http://www.hud.gov/offices/hsg/sfh/203k/203k--df.cfm>

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[http://www.hud.gov/offices/hsg/sfh/np/np\\_prog.cfm](http://www.hud.gov/offices/hsg/sfh/np/np_prog.cfm)

### Nonprofit Approval Information for Participation in Single Family Programs

If you would like to apply as a HUD-approved, nonprofit agency or submit a recertification package, please contact the Home Ownership Center (HOC) serving your State to receive application instructions or information on recertification procedures.

HUD issued two mortgagee letters (ML) relating to nonprofit programs, ML [01-30](#) and ML [02-01](#). Some instructions in 01-30 and 02-01 supersede the instructions in ML [00-8](#).

Copies of these and other HUD mortgagee letters can be obtained [online](#). (ML2002-01 users please note: The addresses for the Denver Homeownership Center and the Santa Ana Homeownership Center have [recently changed](#).)

In addition, HUD published "Nonprofit Organization Participation in Certain FHA Single Family Activities; Placement and Removal Procedures" on 06/06/02. This Federal Register [notice](#) provides information to nonprofit agencies seeking FHA approval.

All of the above publications tell nonprofits how to become FHA-approved to:

1. Act as a mortgagor using FHA mortgage insurance
2. Purchase HUD homes at a discount
3. Provide secondary financing; See "Application information for secondary financing/downpayment assistance providers."

**The Denver HOC serves the following States:**

AR, CO, LA, MT, TX, UT, IA, KS, SD, WI, OK, ND, NM, NE, MN, MO and WY)

For applicants in the Denver HOC Region please contact:

Mr. Dennis Peterson

[Dennis.G.Peterson@hud.gov](mailto:Dennis.G.Peterson@hud.gov)

US Dept. of Housing and Urban Development Denver Homeownership Center  
Program Support Division 23rd Floor  
1670 Broadway  
Denver, CO 80202-4801

Minnesota HUD Approved Non-Profits:

[http://www.hud.gov/offices/hsg/sfh/np/np\\_den.pdf](http://www.hud.gov/offices/hsg/sfh/np/np_den.pdf)

FHA 203(k) Approved Lenders (39):

<http://www.hud.gov/ll/code/llslcrit.cfm>