

# FHA Disclosure Matrix



## Important Note About the Matrix

Clients will need to ensure that the configuration works with their workflow.

FHA (Package Type)	Proper Name of Disclosure	CxID	Loan Program Type	Timing	Legal Reference	Specific Language Required
Initial Disclosure	FHA Amendatory Clause/Real Estate Certification	Cx38	Purchase Transaction	Before Closing	24 CFR 203.15; FHA Single Family Handbook 4000.1 pt. II ch. A.1.a.i.(E)(1)(a)(i) & A.1.a.i.(E)(1)(a)(ii)	Partially Statutory
Initial Disclosure	Informed Consumer Choice Disclosure Notice	Cx41	All loans	No later than 3 business days after the mortgagee receives the loan application	24 C.F.R. § 203.10; FHA Single Family Handbook 4000.1 Pt. II, ch. A.1.a.ii(A)(1)	Model Form
Initial Disclosure	Notice to Homeowner – Assumption of FHA Insured Mortgages	Cx1566	Assumptions	Before settlement	24 C.F.R. § 203.258; FHA Single Family Handbook 4000.1 Pt. III, A.3.a.vi & A.3.b.ii	Notice to Homeowner: Release of Personal Liability for Assumptions

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FHA (Package Type)	Proper Name of Disclosure	CxID	Loan Program Type	Timing	Legal Reference	Specific Language Required
Initial Disclosure	Verification of VA Benefits	Cx3952	All loans	Not specified, but practically at or before the underwriting process	24 C.F.R. § 203.33; FHA Single Family Handbook 4000.1 Pt. II, A.4.c.xii.(A).(2).(b) & A.5.b.xii.(A).(2).(b)	VA Form 26- 8937
Initial Disclosure	Request for Certificate of Veteran Status	Cx3953	All loans involving a veteran	Not specified, but practically at the time of determining eligibility	24 C.F.R. § 203.18(b)(3); FHA ML 2004-24	VA Form 26- 8261a
Initial Disclosure	New Construction Subterranean Termite Soil Treatment Record - HUD-NPMA-99- B	Cx3969	New Construction	Not Specified	24 C.F.R §200.926d(b)(3); FHA Single Family Handbook 4000.1 Pt. II, A.7.d.ii and A.8.i.iv	HUD- NPMA-99-B
Initial Disclosure	New Construction Subterranean Termite Soil Treatment Record - HUD-NPMA-99- A	Cx3970	New Construction	Not Specified	24 C.F.R §200.926d(b)(3); FHA Single Family Handbook 4000.1 Pt. II, A.7.d.ii and A.8.i.iv	HUD- NPMA-99-B
Initial Disclosure	Builders Certification - HUD-92541	Cx3971	New Construction	Not Specified, but practically when the case binder is submitted for endorsement	24 C.F.R. §203.12(b)(2); FHA Single Family Handbook 4000.1 Pt. II,	HUD-92541

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					A.5.d.ix.(A).(2), A.7.d.ii, & A.8.i.ii-v	
Initial Disclosure	Borrower Notification	Cx9348 (Upon Request)	New Construction	With the Builders Certification	HUD 4145.1 ch. 6- 3(C)(1) & (2)	
Initial Disclosure	Social Security Number Verification	Cx5579 (Upon Request)	All Loans	Not specified but before processing	24 CFR §203.35; FHA Single Family Handbook 4000.1 Pt. II, A.1.a.i.(C).(1).(a).	Form SSA- 89
Initial Disclosure	Mortgagor's Certificate	Cx6592 (Upon Request)	Section 234(d) loans  (condominiums)	At closing	Mortgage Insurance for Condominium Housing Handbook (4580.1) Chapter 5-3(b)	FHA Form 3212-A
Initial Disclosure	FHA Identity of Interest Certification	Cx14285 (Upon Request)	Purchase Loans	Not specified	HUD 41FHA Single Family Handbook 4000.1 Pt. II, A.2.b.ii	No
Initial Disclosure	Consultant's Identity of Interest Certification	Cx15426 (Upon Request)	Section 203(k) loans	After preparing/reviewing the Work Write-Up and Cost Estimate	FHA Single Family Handbook 4000.1 Pt. II, A.7.d.ii, A.8.a.xiv.A.1.a, A.9.k.i	Handbook

FHA (Package Type)	Proper Name of Disclosure	CxID	Loan Program Type	Timing	Legal Reference	Specific Language Required
Initial Disclosure	FHA Lock-in Agreement	Cx19817	All Loans	Before charging lock-in and rate lock fees	FHA Single Family Handbook 4000.1 Pt. II, A.6.a.x.B.3	No
Initial Disclosure	FHA Non-Purchasing Spouse (NPE) Authorization	Cx19872	All loans	Not specified, but practically before the processing of the loan	FHA Single Family Handbook 4000.1 Pt. II, A.1.a.i.C.1.a	No
Initial Disclosure	Hold-Harmless Agreement	Upon Request	All purchase loans involving HUD-owned property	Not specified	24 C.F.R. § 203.673(c);  FHA Single Family Handbook 4000.1 Pt. II,	HUD-9538
Closing*	Request for Acceptance of Changes in Approved Drawing and Specifications	Cx14872 (Upon Request)	Section 203(k) loans	When change to the construction work order are proposed	FHA Single Family Handbook 4000.1 Pt. II, A.8.a.xviii.B.2, A.9.j, A.9.k.iv.	HUD-92577
Initial Disclosure	HUD Employee/Relative Home Purchase Certification	Upon Request	All purchase loans	Prior to bidding on a HUD-owned single family home	FHA single Family Notices H 2011-19	HUD-50001
Initials and Appraisals	Notice of Right to Request a Reconsideration of Value (ROV)	Cx27674	All loans the require an appraisal	at time of loan application and when the appraisal report is provided	FHA Single Family Housing Policy Handbook 4000.1 II.A.3.a.ix.A & II.B.4.a.ii.H.1	No

FHA (Package Type)	Proper Name of Disclosure	CxID	Loan Program Type	Timing	Legal Reference	Specific Language Required
Allow Any	FHA Loan Underwriting and Transmittal Summary	Cx13513	All loans	During the Underwriting process	FHA Single Family Handbook 4000.1 Pt. II, A.1.b.ii.(B), A.4.a.iv.(B), A.4.d.iii.(G).(3), A.4.e.i.(A), A.5.c.iii.(G).(3), A.5.d.x.(B).(1), A.7.b.ii, A.7.b.iii, A.7.b.xi, A.7.d.ii.(C), A.8.a.xv.(A).(2), A.8.a.xvi, A.8.c.iv.(D), A.8.c.vii, & A.1.n.ii	HUD- 92900-LT
Initial Disclosure and Closing	Certification and Authorization	Cx13	All loans	Not specified, but practically before the processing of the loan	12 U.S.C.A. § 2609;  FHA Single Family Handbook 4000.1 Pt. II, I, A.1.a.i.(C).(1) & (D) and A.7.d.ii.	No
Initial Disclosure and Closing	Important Notice to Homebuyers	Cx40	All loans	At application	24 C.F.R. § 203.9;  FHA Single Family Handbook 4000.1 Pt. II, A.1.a.ii.(A).(2)	HUD- 92900-B

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FHA (Package Type)	Proper Name of Disclosure	CxID	Loan Program Type	Timing	Legal Reference	Specific Language Required
Initial Disclosure and Closing	Warranty of Completion of Construction	Cx47	New Construction	Not specified, but practically before submission of the case binder	24 C.F.R. § 203.14; FHA Single Family Handbook 4000.1 Pt. II, A.7.d.ii.(C) & A.8.i.iii	HUD-92544
Initial Disclosure and Closing	203(k) - Borrowers Identity of Interest Certification	Cx2072 (Upon request)	Section 203(k) loans	Not specified, but practically before underwriting	FHA Single Family Handbook 4000.1 Pt. II, A.7.d.ii, & A.8.a.xiv.(A).(1)	Handbook
Initial Disclosure and Pre- Disclosure	For Your Protection Get a Home Inspection	Cx2283	All purchase loans	At first contact	24 C.F.R. § 35.88(a)(1); FHA Single Family Handbook 4000.1 Pt. II, A.1.a.ii.(A).(4), A.8.a.xiv.(B).(3), & A.9.k.ii	HUD- 92564-CN
Initial Disclosure and Closing	4506-T (Copy of Tax Form)	Cx3095	All loans	At the time the final URLA is executed	24 C.F.R. § 203.33;  FHA Single Family Handbook 4000.1 Pt. II, A.1.a.i.(C).(3), A.4.c.ii.(C).(3), A.4.c.ix.(C), A.4.c.x.(C).(1), A.5.b.ii.(C).(3), A.5.b.ix.(C), & A.5.b.x.(C).(1)	Official Form

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Initial Disclosure and Closing	203(k) Borrower's Acknowledgment	Cx3406 (Upon request)	Section 203(k) loans	At application	FHA Single Family Handbook 4000.1 Pt. II, A.7.d.ii.(C), A.8.a.iv, & A.8.a.xiv.(A).(4)	HUD-92700-A
Initial Disclosure, Processing, Underwriting, & Closing	HUD FHA/VA Addendum	Cx3981	All loans	Before underwriting the mortgage application	24 C.F.R. Pt. 203;  FHA Single Family Handbook 4000.1 Pt. II, A.1.a.i.(A).(3), (B).(1), & (C).(2), A.1.a.iii.(B), A.1.b.iii.(A).(3), A.4.e.i.(C), A.5.d.x.(B).(3) & (C), A.6.a.iv, vii, & xiii.(A), A.7.b.iii & vii, A.7.d.ii.(C), & A.8.i.viii	HUD-92900-A
Initial Disclosure, Processing, Underwriting, & Closing	1003 Uniform Residential Loan Application	Cx20667  Cx4193 (Upon Request)	All loans	Before origination	FHA Single Family Handbook 4000.1 Pt. II, A.1.a, A.1.a.i.(A).(3), A.1.a.i.(B).(1), A.1.a.iii.(B), A.1.b.iii.(A).(3), A.4.e.ii, A.5.d.x.(C), A.6.a.xiii.(A), A.7.b.iii, iv, & vi, A.7.d.ii.(C), & A.8.d.vi.(C).(5).(b)	FNMA Form 1003
Initial Disclosure,	Subordinate financing	Cx20667	All loan transactions	At the time of application	FHA Single Family Handbook 4000.1	FNMA Form 1003

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Processing, Underwriting, & Closing	disclosed on 1003 Uniform Residential Loan Application	On Cx4193 (upon request)	involving subordinate financing		Pt. II, A.4.d.iii.(J).(1).(b), (J).(2).(b), (J).(3).(a), & (J).(4).(b) and A.5.c.iii.(J).(1).(b), (J).(2).(b), (J).(3).(a), & (J).(4).(b)	
Initial Disclosure & Closing	Section 184 – Request For Case Number	Cx7910 (upon request)	Section 184 loans	When requesting a program case number		HUD-50131
Initial Disclosure & Closing	Section 184 – Underwriting Submission Checklist – Refinance	Cx7931 (upon request)	Section 184 loans	During the underwriting process		HUD-50128
Initial Disclosure & Closing	Section 184 – Addendum to URLA	Cx18403 (upon request)	Section 184 loans	Not specified, but practically given in connection with the application		HUD-50111
Initial Disclosure & Closing	ARM Disclosure – Investor & Lender	Cx13457 & Cx14089 (both upon request)	Section 257 loans	At mortgage application	24 C.F.R. § 203.49(h);  FHA Single Family Handbook 4000.1 Pt. II, A.8.f.ii	12 C.F.R. Pt. 1026, Supp. I, Paragraph 19(b)(2)(xi) - 1

Initial Disclosure & Closing	FHA Negative Equity Positions Borrower Certification	Cx15175	Refinance of Borrowers in Negative Equity Positions Program (Short Refi)	Must be included in the FHA case binder submitted for endorsement	FHA Single Family Handbook 4000.1 Pt. II, A.7.d.ii.(C) & A.8.e.ii.(A).(1)	HUD-92918
Initial Disclosure & Closing	Section 184 Important Notice to Homebuyers Supplemental Notice	Cx19126	Section 184 loans	Not specified, but practically when form HUD-92900-B is provided	79 FR 60492	No
Processing	Compliance Inspection Report	Cx14697 (upon request)	All loans in which repairs to the property before closing are present	After incomplete repairs have been satisfactorily completed	FHA Single Family Handbook 4000.1 Pt. II, A.6.a.viii.(B) & A.7.b.xv	HUD-92051
Processing	Approval of Purchaser and Release of Seller	Cx14701 (upon request)	Assumptions	When processing an assumption	24 C.F.R. § 203.258;  FHA Single Family Handbook 4000.1 Pt. II, A.8.n.iv.(B) & Pt. III, A.3.b.iii.(A), A.7.d.ii, A.8.i.ii.(A).(1), & B.3.3	HUD-92210.1
Processing	Credit Approval of Substitute Mortgagor	Cx14702 (upon request)	Assumptions	When processing an assumption	24 C.F.R. § 203.258;  FHA Single Family Handbook 4000.1 Pt. II, A.8.n.iv.(B)	HUD-92210

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Processing and Verification	Gift Letter	Cx17342	All loans in which gift funds exist	Before underwriting the mortgage application	FHA Single Family Handbook 4000.1 Pt. II, A.4.d.iii.(F).(3) & (4).(b), A.5.c.iii.(F).(3) & (4).(b), and A.7.b.xi	No
Processing and Underwriting	Operating Income Statement	Cx17514 (upon request)	All loans	Not specified, but practically before underwriting	24 C.F.R. § 203.33;  FHA Single Family Handbook 4000.1 Pt. II, A.4.c.xii.(I).(2).(b).(i), A.4.c.xii.(I).(2).(c).(i), A.4.c.xii.(I).(3).(b).(i), A.4.c.xii.(I).(3).(c).(i), A.5.b.xii.(I).(2).(b).(i), A.5.b.xii.(I).(2).(c).(i), A.5.b.xii.(I).(3).(b).(i) & A.5.b.xii.(I).(3).(c).(i)	FNMA Form 216 FHLMC Form 998
Underwriting	Conditional Commitment Direct Endorsement	Cx4566, Cx4733, & Cx4734	All loans	At application	24 C.F.R. § 203.5(a);  FHA Single Family Handbook 4000.1 Pt. II, A.1.a.i.(E).(2), A.3.c, A.4.e.i.(B), A.5.d.x.(B).(2), A.6.a.iv, A.7.b.xx, & A.8.i	HUD-92800.5B

Underwriting & Closing	Mortgagee's Assurance of Completion	Cx3556	All loans in which repairs to the property before closing are present	Not specified, but practically before closing	FHA Single Family Handbook 4000.1 Pt. II, A.6.a.viii.(B), A.7.b.xv, A.7.d.ii, A.8.c.x.(C), A.8.l.i.(J), & A.8.m.vii.(B) and Pt. III, A.3.k 10-2(B)	HUD-92300
Pre-Closing & Closing	HUD-1 or Closing Disclosure	Cx14222 or Cx18566	All loans	Received by the consumer at least 3 business days before consummation	FHA Single Family Handbook 4000.1 Pt. II, A.6.c.ii, A.7.b.v, A.8.k.iv & vi, A.8.j.(vi), and A.8.k.(vi)	12 C.F.R. Pt. 1024, App. A 12 C.F.R. Pt. 1026, App. H Model Form H-25
Closing	4506 Copy of Tax Form	Cx23	All loans	Not specified, but practically before closing	24 C.F.R. § 203.33;  FHA Single Family Handbook 4000.1 Pt. II, A.4.c.ii.(C).(3), A.4.c.ix.(C), A.4.c.x.(C).(1), A.5.b.ii.(C).(3), A.5.b.ix.(C), & A.5.b.x.(C).(1)	Official Form
Closing	Buydown Agreement	Cx25	All loans which include a buydown	Not specified, but practically before closing	FHA Single Family Handbook 4000.1 Pt. II, A.6.a.ix & A.7.d.ii.(C)	No

Closing	Mortgage Record Change	Cx37 (upon request)	Section 235 loans	When there is a change of servicers	24 C.F.R. § 203.502(b)(2)(ii); FHA Single Family Handbook 4000.1 Pt. II, ch. III.A.3.k, 10-21(B)(1)	HUD-92080
Closing	Rider Rehabilitation	Cx44	Section 203(k) loans	Not specified, but practically at closing	24 C.F.R. § 203.17(a)(2);  FHA Single Family Handbook 4000.1 Pt. II, A.7.d.ii, & A.8.a.sv.(B).(2)	Rehabilitation Loan Rider
Closing	Borrower's Contract Hotel and Transient – Second Home or Investment & MultiUnit	Cx48 & Cx5014	All loans involving multiple dwelling properties	Not specified, but practically during the origination and processing stages	24 C.F.R. § 203.16;  FHA Single Family Handbook 4000.1 Pt. II, A.1.b.iv.(A).(4).(b) & A.7.d.ii	HUD-92561
Closing	IRS Form 8821 - Tax Information Authorization	Cx801 (upon request)	All loans	Not specified, but practically before underwriting	24 C.F.R. § 203.33;  FHA Single Family Handbook 4000.1 Pt. II, A.4.c.ii.(C).(3), A.4.c.ix.(C), A.4.c.x.(C).(1), A.5.b.ii.(C).(3), A.5.b.ix.(C), & A.5.b.x.(C).(1)	Official Form

Closing	HUD Appraised Value Disclosure	Cx3261 (upon request)	All loans that require the borrower to sign a completed 92900-A	Not specified but practically at closing	Mortgagee Letter 92-15	Appraised Value Disclosure
Closing	Rehabilitation Loan Agreement	Cx3269 (upon request)	Section 203(k) loans	Not specified	24 C.F.R. § 203.50(j)(2);  FHA Single Family Handbook 4000.1 Pt. II, A.7.d.ii, A.8.a.vi.(F), & A.8.a.xv.(B).(1)	Rehabilitation Loan Agreement
Closing	Draw Request	Cx3399 (upon request)	Section 203(k) loans	At each draw inspection	24 C.F.R. § 203.50(l);  FHA Single Family Handbook 4000.1 Pt. II, ch. A.7.d.ii, A.8.a.xviii.(C).(1).(a), & A.9.k.iii.(A)	HUD-9746-A
Closing	Construction Loan Rider Amending Note	Cx5335 (upon request)	Construction to Permanent	Not specified	24 C.F.R. § 203.17(a)(2);  FHA Single Family Handbook 4000.1 Pt. II, A.8.j.vi & vii	Construction Rider

Closing	203(k) – Self Help Agreement	Cx7848 (upon request)	Section 203(k) loans	Not specified	FHA Single Family Handbook 4000.1 Pt. II, A.7.d.ii, A.8.a.vi.(C) & (D), A.8.a.vii.(C), (D), & (H).(2), A.8.a.xiv.(A).(2), and A.8.a.xviii.(C)	Rehabilitation Self-Help Agreement
Closing	Section 184 – Land Status and Jurisdiction Form	Cx7908 (upon request)	Section 184 loans	Not specified		HUD-50114
Closing	Section 184 – Firm Commitment Checklist	Cx7916 (upon request)	Section 184 loans	Not specified, but practically during the underwriting stage		HUD-50127
Closing	Section 184 – Fee Simple Land Rider	Cx7921 (upon request)	Section 184 loans	Not specified, but practically at closing		HUD-50121
Closing	Section 184 – Environmental Assessment	Cx7922 (upon request)	Section 184 loans	When an environmental assessment is completed		HUD-4128-OHF
Closing	Rider For Section 184 Mortgage (Non-Borrower Pledge Of Leasehold Interest)	Cx7923 (upon request)	Section 184 loans	Not specified, but practically at closing		HUD-50149

Closing	Rider For Section 184 Individual Allotted Trust Land – No Lease	Cx7924 (upon request)	Section 184 loans	Not specified, but practically at closing		HUD-20120
Closing	Section 184 – Endorsement Submission Checklist	Cx7926 (upon request)	Section 184 loans	When submitting the loan for endorsement		HUD-20123
Closing	Section 184 – Pest Endorsement Submission Checklist	Cx7927 (upon request)	Section 184 loans	Not specified, but when submitting the loan for endorsement		HUD-20119
Closing	Loan Modification Agreement – ARM & Fixed	Cx10514 & 10515 (both upon request)	All loans being modified	Not specified, but practically at closing	24 C.F.R. § 203.616; FHA Single Family Handbook 4000.1 Pt. III, A.1.j.ii.(B), A.2.k.v.(G).(2), & A.2.k.vi.(G)	No
Closing	Homeowner and Contractor Agreement	Cx13039 (upon request)	Section 203(k) loans	Not specified	FHA Single Family Handbook 4000.1 Pt. II, A.7.d.ii	Model Form
Closing	203(k) Applicant Acknowledgment	Cx15487 (upon request)	Section 203(k) loans	Not specified	FHA Single Family Handbook 4000.1 Pt. II, A.8.a.xviii.(C).(2)	No
Closing	FHA Settlement Certification	Cx19494	All loans	At closing	FHA Single Family Handbook 4000.1 Pt. II, A.6.a.vii.(A) & A.7.b.v	Settlement Certificate

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Closing	FHA Construction-to Permanent Disclosure	Cx19830	Construction to Permanent	At closing	FHA Single Family Handbook 4000.1 Pt. II, A.8.j.vii.(B)	No
Closing	Section 248 Rider	Cx45	Section 248 loans	At closing		Model Form