

# FHA 203k / Home Renovation

## Purchase and Rehab with ONE loan and ONE closing

### FHA HOME RENOVATION LOAN PROGRAM (203KS)

#### Example of a 203K Streamline

Household improvement up to a maximum of \$35,000.  
Home purchase with 3.5% Down (Can be gifted)

#### HUD has defined eligible renovation as: OWNER OCCUPIED PROPERTIES ONLY

- Repair/Replacement roofs, gutters, and downspouts
- Repair/Replacement/Upgrade of existing HV AC systems
- Repair/Replacement/Upgrade of plumbing and electrical systems
- Repair/Replacement of existing flooring
- Minor remodeling such as kitchens, which does not involve structural repairs
- Exterior and interior painting
- Weatherization including storm windows and doors, insulation, weather stripping, etc.
- Appliances - Purchase and installation are included. Appliances may include free-standing ranges, refrigerators, washers/dryers, dishwashers, and microwaves
- 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
- Improvements for accessibility for persons with disabilities
- For lead-based paint stabilization costs above and beyond that paid for by HUD when it sells real estate owned (REO)

**HUD has defined Ineligible Renovation as:**

- Major rehabilitation or major remodeling, such as the relocation of a load bearing wall
- New construction (including room additions)
- Repair of structural damage
- Repairs requiring detailed drawings or architectural exhibits
- Landscaping or similar site amenity improvements
- Any repair or improvement requiring a work schedule longer than six (6) months
- Rehabilitation activities that require more than two (2) payments per specialized contractor