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FHA Refunds of MIP

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If you have paid off a FHA loan through the sale of the property or are refinancing from an FHA loan to a non FHA loan, you may be eligible for a fha mortgage insurance premium (MIP) refund if you originated your loan **after** September 1, 1983, but before December 8, 2004, paid an upfront mortgage insurance premium at closing, **and** did not default on your mortgage payments.

There are several exception however, that may apply to your situation. FHA borrower's that fit into any one of the following situations may not be eligible for a fha refund:

- **FHA to FHA refinances:** When an FHA loan is refinanced, the refund from the old premium may be applied toward the upfront premium required for the new loan. After December 8th, the refund schedule has been reduced to 3 years and only if refinancing from one FHA loan to another.
- **Assumptions:** When an FHA insured loan is assumed, the insurance remains in force (i.e. the seller receives no refund). The new owner of the property may be eligible for a refund when the loan is paid in full.
- **Claims:** When a mortgage company submits a claim to HUD for insurance benefits, no refund is due the homeowner.

If you do not receive a check or an application for refund from HUD within 45 days after you have paid off your loan, check with your mortgage company to confirm that they have sent HUD a *Request for Termination*. If they confirm that the correct termination information was sent, contact HUD. If you do not receive a refund or any other documentation from HUD within 60 days from the date you mailed your claim form, contact HUD immediately.

Former FHA borrowers who think they might be due a refund can call a toll free number, 1-800-697-6967, or write HUD at P.O. Box 23669, Washington DC 20026-3699. Or you can look for your name with the [HUD Refund Search Form](#)

To calculate your estimated MIP refund, multiply your original upfront mortgage insurance premium with the factor listed in the table below. You may find this number on your final settlement papers. The form is known as a HUD-1. It should be listed on line # 902.

For Mortgages closed on or after December 8,2004.

You will not receive any refund unless your are refinancing to another FHA loan. Your refund will then be applied towards you new mortgage insurance premium base on the schedule below.

Year	Upfront Mortgage Insurance Premium Refund Percentages											
	Month of Year											
	1	2	3	4	5	6	7	8	9	10	11	12
1	80	78	76	74	72	70	68	66	64	62	60	58
2	56	54	52	50	48	46	44	42	40	38	36	34
3	32	30	28	26	24	22	20	18	16	14	12	10

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For mortgages closed on or after January 1, 2001:

MIP Refund Factors					
Year 1	Year 2			Year 3	
Month 1	0.9750	Month 13	0.7333	Month 25	0.5333
Month 2	0.9500	Month 14	0.7167	Month 26	0.5167
Month 3	0.9250	Month 15	0.7000	Month 27	0.5000
Month 4	0.9000	Month 16	0.6833	Month 28	0.4833
Month 5	0.8750	Month 17	0.6667	Month 29	0.4667
Month 6	0.8500	Month 18	0.6500	Month 30	0.4500
Month 7	0.8333	Month 19	0.6333	Month 31	0.4333
Month 8	0.8167	Month 20	0.6167	Month 32	0.4167
Month 9	0.8000	Month 21	0.6000	Month 33	0.4000
Month 10	0.7833	Month 22	0.5833	Month 34	0.3833
Month 11	0.7667	Month 23	0.5667	Month 35	0.3667
Month 12	0.7500	Month 24	0.5500	Month 36	0.3500
Year 4	Year 5				
Month 37	0.3333	Month 49	0.1625		

FHA Refinance Program
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Month 38	0.3167	Month 50	0.1500
Month 39	0.3000	Month 51	0.1375
Month 40	0.2833	Month 52	0.1250
Month 41	0.2677	Month 53	0.1125
Month 42	0.2500	Month 54	0.1000
Month 43	0.2375	Month 55	0.0833
Month 44	0.2250	Month 56	0.0667
Month 45	0.2125	Month 57	0.0500
Month 46	0.2000	Month 58	0.0333
Month 47	0.1875	Month 59	0.0167
Month 48	0.1750	Month 60	0.0000

For mortgages closed after September 1, 1983 and before January 1, 2001:

MIP Refund Factors					
Year 1		Year 3		Year 5	
Month 1	0.9917	Month 25	0.7835	Month 49	0.3720
Month 2	0.9833	Month 26	0.7670	Month 50	0.3580
Month 3	0.9750	Month 27	0.7505	Month 51	0.3440
Month 4	0.9667	Month 28	0.7340	Month 52	0.3300
Month 5	0.9583	Month 29	0.7175	Month 53	0.3160
Month 6	0.9500	Month 30	0.7010	Month 54	0.3020
Month 7	0.9417	Month 31	0.6845	Month 55	0.2880
Month 8	0.9333	Month 32	0.6680	Month 56	0.2740
Month 9	0.9250	Month 33	0.6515	Month 57	0.2600
Month 10	0.9167	Month 34	0.6350	Month 58	0.2460
Month 11	0.9083	Month 35	0.6185	Month 59	0.2320
Month 12	0.9000	Month 36	0.6020	Month 60	0.2180
Year 2		Year 4		Year 6	
Month 13	0.8917	Month 37	0.5840	Month 61	0.2068
Month 14	0.8833	Month 38	0.5660	Month 62	0.1957
Month 15	0.8750	Month 39	0.5480	Month 63	0.1845
Month 16	0.8667	Month 40	0.5300	Month 64	0.1733
Month 17	0.8583	Month 41	0.5120	Month 65	0.1622
Month 18	0.8500	Month 42	0.4940	Month 66	0.1510
Month 19	0.8417	Month 43	0.4760	Month 67	0.1398
Month 20	0.8333	Month 44	0.4580	Month 68	0.1287
Month 21	0.8250	Month 45	0.4400	Month 69	0.1175
Month 22	0.8167	Month 46	0.4220	Month 70	0.1063
Month 23	0.8083	Month 47	0.4040	Month 71	0.0952
Month 24	0.8000	Month 48	0.3860	Month 72	0.0840
Year 7					
Month 73	0.0770				
Month 74	0.0700				
Month 75	0.0630				
Month 76	0.0560				
Month 77	0.0490				
Month 78	0.420				
Month 79	0.0350				
Month 80	0.0280				
Month 81	0.0210				
Month 82	0.0140				
Month 83	0.0070				
Month 84	0.0000				

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