

Purchase & No Cash-Out Refinance			Cash-Out Refinance ³		
Property Type	Max LTV/CLTV/TLTV ²	Min Credit Score	Property Type	Max LTV/CLTV/TLTV	Min Credit Score
1 Unit	95%	620	1 Unit	80%	620
2 Units	85%		2-4 Units	75%	
3-4 Units	80%				
Fixed - Second Home ¹					
Purchase & No Cash-Out Refinance			Cash-Out Refinance ³		
Property Type	Max LTV/CLTV/TLTV ²	Min Credit Score	Property Type	Max LTV/CLTV/TLTV	Min Credit Score
1 Unit	90%	620	1 Unit	75%	620
Fixed – Investment Property ¹					
Purchase					
Property Type		Max LTV/CLTV/TLTV		Min Credit Score	
1 Unit		80%		620	
2-4 Unit		75%			
No Cash-Out Refinance			Cash-Out Refinance ³		
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1 Unit	80%	620	1 Unit	75%	620
2-4 Units	75%		2-4 Units	70%	
Footnotes					
¹ Hawaii and Texas transactions: refer to the Geographic Restrictions section for additional guidance					
² > 80% LTV requires a minimum 620 credit score and mortgage insurance (MI) Refer to the Mortgage Insurance section for additional guidance					
³ No limit on cash-out amount					

ARMs – Primary Residence ¹					
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COVID-19 Temporary Process Effective 03/23/20	Refer to Agency Guidelines for requirements on COVID-19 Temporary Guidelines		
Conventional Lending Resource	<ul style="list-style-type: none"> All loans must be underwritten to the standards contained within this matrix If guidance is not provided on this matrix refer to the Agency Selling Guides 		
Ineligible Transactions	<ul style="list-style-type: none"> Down payment assistance options Mortgage Credit Certificate (MCC) programs 		
Geographic Restrictions	<ul style="list-style-type: none"> Hawaii <ul style="list-style-type: none"> Hawaiian Home Land transactions are ineligible Properties in Lava Zones 1 or 2 not permitted (verify the appraisal to confirm if property may be in a lava zone) Texas Limited Cash-Out and Cash-Out Refinances <ul style="list-style-type: none"> 1-Unit primary residence transactions <ul style="list-style-type: none"> Ineligible Refer to Texas Homestead Refinance Matrix Second home and 1-unit investment property transactions <ul style="list-style-type: none"> Eligible when the borrower owns a primary residence homestead in the state of Texas 		
Minimum Loan Amount	Conforming		Super Conforming
	\$60,000		\$1 > Conforming loan limit for the number of units for high cost areas
Eligible Loan Amount	<ul style="list-style-type: none"> Standard: Conforming loan limits only Super Conforming: Super Conforming loan limits only 		
Debt-To-Income (DTI)	Per LPA		
AUS Requirements	<ul style="list-style-type: none"> LPA Approve/Eligible: Freddie Mac guidelines apply Manual underwriting not permitted 		
Documentation	Per LPA		
Qualifying Ratios	Per LPA		
Qualifying Rate	Initial Fixed-Rate Period ≤ 5 years		Initial Fixed Rate Period > 5 years
	Qualify at the greater of the Fully Indexed Rate or the Note Rate + 2.0%		Qualify at the greater of the Fully Indexed Rate or the Note Rate
	<i>Per LPA Accept findings; loans with MI may have more restrictive requirements</i>		
Income/Employment	The following is general guidance and subject to AUS approval. Subject to additional documentation at the underwriter's discretion.		
	<ul style="list-style-type: none"> Two-year employment history must be verified 		
	Salaried Borrowers		
	<ul style="list-style-type: none"> Current paystub dated within 120 days from the Note date W2s per AUS 		
	Rental Income		
	Rental income is an acceptable source of stable income if it can be established that the income is likely to continue.		
	<ul style="list-style-type: none"> Rental income derived from the subject property must be one of the following: <ul style="list-style-type: none"> 2-4 unit principal residence in which the borrower occupies one of the units, or 1-4 unit investment property Rental income derived from non-subject property have no restrictions on the property type 		
Self-Employed Borrower			
<ul style="list-style-type: none"> Business in existence for at least two years (as stated on application) Personal signed individual tax returns, including all pages and schedules as required by LPA Corporate or partnership signed tax returns, including all schedules as required by LPA 			
Asset Documentation	Refer to the Freddie Mac guidelines		
Reserves	Per LPA		
Interested Party Contribution	Primary Residence and Second Home		
	> 90% LTV/CLTV/TLTV	75.01 -90% LTV/CLTV/TLTV	< 75% LTV/CLTV/TLTV
	3%	6%	9%
	<ul style="list-style-type: none"> Investment Properties: 2% regardless of LTV/CLTV 		

	Eligible	Ineligible		
Borrower Eligibility	<ul style="list-style-type: none"> • U.S. Citizens • Non-U.S. Citizens – Refer to Non-U.S. Citizens policy <ul style="list-style-type: none"> ○ Permanent Residents ○ Non-Permanent Residents • Inter Vivos Revocable Trusts • Non-Occupant Borrowers 	<ul style="list-style-type: none"> • LLC • Irrevocable Trusts • Foreign National 		
Property Types	<p>Eligible¹</p> <ul style="list-style-type: none"> • SFR/PUD (detached/attached) • Condo (low/mid/high rise) • 2-4 Units • Co-ops (Not for ARMs) 	<p>Ineligible</p> <ul style="list-style-type: none"> • Agricultural/Income producing properties • Non-Warrantable Condo/Condotel • Manufactured housing • Earth homes, and geodesic domes • Properties on more than 10 acres are typically ineligible but will be considered as an exception • Co-ops (ARMs only) 		
	¹ Properties with solar panels: Appraisal waivers are allowed with evidence of a connection to the public power grid (e.g. current electric bill affirming connection to the grid)			
Properties Listed for Sale	No Cash-Out and Cash-Out Refinance transactions: Property must be taken off the market on or before the disbursement date and the borrower must confirm their intent to occupy the subject property (primary residence refinance transaction only)			
Cash-Out Restrictions/Delayed Financing	<ul style="list-style-type: none"> • If property was purchased in the past 6 months, borrower is ineligible for a cash-out refinance unless following delayed financing guidelines or the borrower acquired property through an inheritance or was legally awarded the subject property (divorce, separation, or dissolution of a domestic partnership) <p>Note: Title ownership from LLC to borrower's name can be transferred at closing (Excluding ARMs)</p>			
Multiple Financed Properties	<ul style="list-style-type: none"> • Primary Residence – no limit on financed properties • Second Home or Investment Property: <ul style="list-style-type: none"> ○ Max 10 financed properties, ○ Min 720 credit score for 7- 10 financed properties • Subject property is an investment property and borrower owns more than one financed investment property, 5/1 ARMS ineligible 			
Mortgage Insurance	<ul style="list-style-type: none"> • BPMI (monthly and single premium) are eligible • LPMI (single premium) is eligible based on program LTV eligibility • Financed MI is not available • Custom or reduced MI not eligible • Acceptable renewal types are Level/Constant and Non-refundable 			
	Standard – Required MI Coverage			
	Loan Term	LTV		
		80.01-85.00%	85.01-90.00%	90.01-95.00%
	25 and 30 Year	12%	25%	30%
	10, 15, and 20 Year	6%	12%	25%
		95.01-97.00%	35%	35%
	Super Conforming and ARMs– Required MI Coverage			
	Loan Term	LTV		
		80.01-85.00%	85.01-90.00%	90.01-95.00%
25 and 30 Year	12%	25%	30%	
15 and 20 Year	6%	12%	25%	

Credit	Mortgage/Rental History												
	• Per LPA												
	Installment/Revolving												
	• Per LPA												
Student Loans	Bankruptcy, Foreclosure, Deed-in-Lieu/Short Sale, Pre-foreclosure												
	Note: follow LPA Approve findings, regardless of the time frames listed below.												
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="background-color: #d3d3d3;">Derogatory Event</th> <th style="background-color: #d3d3d3;">Discharge/Dismissal</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Bankruptcy — Chapter 7 or 11</td> <td style="text-align: center;">4 years</td> </tr> <tr> <td style="text-align: center;">Bankruptcy — Chapter 13</td> <td style="text-align: center;">2 years from discharge date 4 years from dismissal date</td> </tr> <tr> <td style="text-align: center;">Multiple Bankruptcy Filings</td> <td style="text-align: center;">5 years from dismissal or discharge date</td> </tr> <tr> <td style="text-align: center;">Foreclosure</td> <td style="text-align: center;">7 years</td> </tr> <tr> <td style="text-align: center;">Deed-in-Lieu of Foreclosure, Short Sale</td> <td style="text-align: center;">4 years</td> </tr> </tbody> </table>	Derogatory Event	Discharge/Dismissal	Bankruptcy — Chapter 7 or 11	4 years	Bankruptcy — Chapter 13	2 years from discharge date 4 years from dismissal date	Multiple Bankruptcy Filings	5 years from dismissal or discharge date	Foreclosure	7 years	Deed-in-Lieu of Foreclosure, Short Sale	4 years
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<ul style="list-style-type: none"> Student loans in repayment, deferment or forbearance: <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="background-color: #d3d3d3;">If</th> <th style="background-color: #d3d3d3;">Then</th> </tr> </thead> <tbody> <tr> <td style="background-color: #d3d3d3;">Payment Reflected on Credit Report</td> <td>May use that amount for qualifying purposes</td> </tr> <tr> <td style="background-color: #d3d3d3;">Payment <i>Not</i> Reflected on credit report</td> <td>May use the monthly payment that is on the most recent student loan statement to qualify the borrower</td> </tr> <tr> <td style="background-color: #d3d3d3;">Credit report shows \$0</td> <td> <ul style="list-style-type: none"> Use 0.5% of the outstanding loan balance reported on the credit report </td> </tr> </tbody> </table> Student loan forgiveness, cancellation, discharge and employment-contingent repayment programs: <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="background-color: #d3d3d3;">May be excluded from DTI with documentation that indicates</th> </tr> </thead> <tbody> <tr> <td>Monthly payments ≤ 10 remaining until the full balance is forgiven, cancelled, discharged or in the case of an employment-contingent repayment program paid, <i>OR</i></td> </tr> <tr> <td>The monthly payment is deferred or is in forbearance and the full balance will be forgiven, canceled, discharged or in the case of an employment-contingent repayment program, paid, at the end of the deferment or forbearance period,</td> </tr> <tr> <td><i>AND</i> the borrower currently meets the requirements for the student loan forgiveness, cancellation, discharge or employment-contingent repayment program, as applicable, and the underwriter is not aware of any circumstances that will make the borrower ineligible in the future</td> </tr> <tr> <td><i>AND</i> loan file must contain documentation indicating that the borrower is Eligible or Approved for student loan forgiveness, cancellation, discharge, or employment-contingent repayment program. Evidence of eligibility or approval must come from the student loan program or the employer, as applicable</td> </tr> </tbody> </table> 	If	Then	Payment Reflected on Credit Report	May use that amount for qualifying purposes	Payment <i>Not</i> Reflected on credit report	May use the monthly payment that is on the most recent student loan statement to qualify the borrower	Credit report shows \$0	<ul style="list-style-type: none"> Use 0.5% of the outstanding loan balance reported on the credit report 	May be excluded from DTI with documentation that indicates	Monthly payments ≤ 10 remaining until the full balance is forgiven, cancelled, discharged or in the case of an employment-contingent repayment program paid, <i>OR</i>	The monthly payment is deferred or is in forbearance and the full balance will be forgiven, canceled, discharged or in the case of an employment-contingent repayment program, paid, at the end of the deferment or forbearance period,	<i>AND</i> the borrower currently meets the requirements for the student loan forgiveness, cancellation, discharge or employment-contingent repayment program, as applicable, and the underwriter is not aware of any circumstances that will make the borrower ineligible in the future	<i>AND</i> loan file must contain documentation indicating that the borrower is Eligible or Approved for student loan forgiveness, cancellation, discharge, or employment-contingent repayment program. Evidence of eligibility or approval must come from the student loan program or the employer, as applicable
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HPML and HPCT Transactions (ARMs)	<ul style="list-style-type: none"> Higher-priced mortgage loan (HPML) underwriting requirements are applicable to all occupancy types (not just primary residences). Non-primary residences are classified as higher-priced covered transactions (HPCT) which requires those properties to be underwritten just like HPML's 5/1 ARM not eligible if HPML or HPCT 												
Net Tangible Benefit	<ul style="list-style-type: none"> Every refinance transaction must offer a documented, demonstrable, Net Tangible Benefit (NTB) to the borrower State-required NTB forms must be completed as applicable. 												

Conforming Standard and Super Conforming – LPA

	Loan Program Name	Terms	Doc Plan Code
Fixed Rate	FN Conforming 10 yr Fixed	Fully Amortizing 10 Years	Plan Code FN10
	FN Conforming 15 yr Fixed	Fully Amortizing 15 Years	Plan Code FN15
	FN Conforming 20 yr Fixed	Fully Amortizing 20 Years	Plan Code FN20
	FN Conforming 30 yr Fixed	Fully Amortizing 25 Years	Plan Code FN30
	FN High Balance 15 yr Fixed	Fully Amortizing 15 Years	Plan Code FH15
	FN High Balance 30 yr Fixed	Fully Amortizing 30 Years	Plan Code FH30

Standard						
	Description	Doc Plan Code	Index	Margin	Caps	Term
SOFR ARM PLANS	Conv ARM LPA 5/6		SOFR	2.75	2/1/5	Fully Amortizing 30 Years
	Conv ARM LPA 7/6				5/1/5	
	Conv ARM LPA 10/6					