

Maximum LTV/CLTV

FIXED RATE Loan / LTV Matrix

Minimum Credit Score	Maximum Loan Amount	Primary Residence		Second Home		Investment	
		Purchase,R&T	Cash-Out	Purchase,R&T	Cash-Out	Purch,R&T	Cash-Out
740	\$1,000,000	85	80	80	75	80	75
	\$2,000,000	85	80	80	75	80	75
	\$2,500,000	80	75	80	75	N/A	N/A
	\$3,000,000	80	75	80	75	N/A	N/A
720	\$1,000,000	85	80	80	70	80	75
	\$2,000,000	85	80	80	70	80	75
	\$2,500,000	80	N/A	N/A	N/A	N/A	N/A
700	\$1,000,000	85	80	80	70	75	70
	\$2,000,000	85	80	80	70	N/A	N/A
680	\$1,000,000	85	80	80	N/A	75	70
	\$2,000,000	85	80	80	N/A	N/A	N/A

ADJUSTABLE-RATE Loan / LTV Matrix

Minimum Credit Score	Maximum Loan Amount	Primary Residence		Second Home		Investment	
		Purchase,R&T	Cash-Out	Purchase,R&T	Cash-Out	Purchase,R&T	Cash-Out
760	\$1,000,000	80	65	80	65	80	65
	\$2,000,000	80	65	80	65	80	65
	\$2,500,000	80	65	N/A	N/A	N/A	N/A
	\$3,000,000	80	65	N/A	N/A	N/A	N/A
740	\$1,000,000	80	65	80	65	80	65
	\$2,000,000	80	65	80	65	80	65
	\$2,500,000	80	N/A	N/A	N/A	N/A	N/A
	\$3,000,000	80	N/A	N/A	N/A	N/A	N/A
720	\$1,000,000	80	65	75	N/A	80	N/A
	\$2,000,000	80	N/A	N/A	N/A	N/A	N/A
700	\$1,000,000	70	N/A	75	N/A	N/A	N/A

Property Types

Fixed Rate

- Single Family: attached, detached
- Warrantable Condo: Max LTV/CLTV 75%
- 2-4-Units: LTV reduced by 5% on all tiers, max 75 LTV
- Ineligible: Rural, Leaseholds, Non-Warrantable Condo

Adjustable-Rate

- Single Family: attached, detached
- Warrantable Condo: Max LTV/CLTV 75%
- Ineligible: 2-4-Units, Rural, Leaseholds, Non-Warrantable Condo

State Eligibility

- Ineligible locations: Puerto Rico, Guam & the US Virgin Islands
- Texas: Home Equity 50(a)(6) not eligible
- Ineligible: Investor occupancy loans in Baltimore City, MD

Declining Market

If the appraisal report identifies the property in a declining market: Max LTV/CLTV is reduced by 10%

Housing History

0x30x12

Credit Event Seasoning

BK/FC/SS/DIL: ≥84 months

General Requirements

Verification Safe Harbor QM	<ul style="list-style-type: none"> • Must meet Verification Safe Harbor QM standards that comply with Chapters B3-3 through B3-6 (Income, Asset, Credit, and Liability) of the FNMA Single Family Selling Guide dated 06/03/2020, and any subsequent updates to the Guide.
Product Type	<ul style="list-style-type: none"> • Fixed Rate Terms: 15-,30-year • ARMS: 5/6, 7/6, 10/6
Interest Only (I/O)	<ul style="list-style-type: none"> • Not Eligible
Loan Amounts	<ul style="list-style-type: none"> • Minimum: \$1 > Agency limit • Maximum: \$3,000,000
Loan Purpose	<ul style="list-style-type: none"> • Purchase, Rate & Term Refinance, Cash-Out Refinance
Occupancy	<ul style="list-style-type: none"> • Primary, Second Home, Investment

Acreage	<ul style="list-style-type: none"> Property up to 20-acres, not meeting the rural definition, eligible 		
Cash-In-Hand	<ul style="list-style-type: none"> Max Cash-in-Hand: \$500,000 Texas Home Equity 50(a)(6) not eligible 		
Appraisals	<ul style="list-style-type: none"> FNMA Form 1004, 1073 with interior/exterior inspection. Appraisal review product required unless 2nd appraisal obtained 2nd appraisal required for loans > \$2,000,000 		
Income Requirements			
Standard Doc	<ul style="list-style-type: none"> Wage/Salary: Paystubs, 2-years W2s, IRS Form 4506-C, Verbal VOE Self-Employed: 2-years of Personal and Business Tax Returns, YTD P&L, IRS Form 4506-C Verbal VOE Must meet QM standards utilizing the FNMA seller guide dated 6/3/2020, Chapter B3-3, and any subsequent updates to the Guide. 		
Underwriting Requirements			
Credit Score	<ul style="list-style-type: none"> Use credit score of the borrower with the lowest representative score 	Document Age	<ul style="list-style-type: none"> 120 days
Qualifying Payment	<ul style="list-style-type: none"> Fixed Rate: Note Rate 5/6 ARM: higher of the fully indexed or initial note rate plus 2% 7/6 ARM & 10/6 ARM: higher of the fully indexed or initial note rate 	DTI Requirements	<ul style="list-style-type: none"> Maximum: 45%, if > 43% rate spread Safe Harbor as well as verification Safe Harbor standards must be satisfied
Tradelines	<ul style="list-style-type: none"> Minimum: 3 reporting 24-months with activity in last 12-months 	First-Time Homebuyer	ARMs are restricted as follows: <ul style="list-style-type: none"> Minimum credit score: 740 Maximum loan amount: \$1,250,000
Gift Funds	<ul style="list-style-type: none"> Minimum contribution: 5% primary/second home Investment ineligible for gift funds 	Assets	<ul style="list-style-type: none"> Minimum of 60-days asset verification required; any large deposit must be sourced
Reserves	<p>Primary Residence</p> <ul style="list-style-type: none"> Loan balance up to \$2MM: 6-months of PITIA Loan balance > \$2MM - \$2.5MM: 12-months PITIA Loan balance > \$2.5MM: 18-months PITIA LTV > 80%: 12-months of PITIA Cash-out loan balance > \$2MM: 18-months of PITIA <p>Second Home</p> <ul style="list-style-type: none"> Minimum of 12-months of PITIA Loan balance > \$2.5MM: 18-months of PITIA Cash-out loan balance > \$2MM: 18-months PITIA <p>Investment</p> <ul style="list-style-type: none"> Minimum of 12-months of PITIA <p>All Occupancy – Cash-out may not be used to satisfy reserve requirements</p>		
Escrows	<ul style="list-style-type: none"> HPML loans require escrows for property taxes, hazard insurance and flood insurance (if applicable) 		