

STANDARD ¹				
	Owner Occupied	Second Home	Investment Property	
Property Type ²	Max LTV/CLTV	Max LTV/CLTV	Max LTV/CLTV	
Purchase & No Cash Out Refinance ³				
1 Unit	95%/95%	90%/90%	85%/85%	
2 Units			75%/75%	
3-4 Units				
Cash Out Refinance				
1 Unit	80%/80%	75%/75%	75%/75%	
2-4 Units	75%/75%		70%/70%	
SUPERCONFORMING ¹				
	Owner Occupied	Second Home	Investment Property	
Property Type	Max LTV/CLTV	Max LTV/CLTV	Max LTV/CLTV	
Purchase & No Cash Out Refinance ³				
1 Unit	95%/95%	90%/90%	85%/85%	
2 Units	85%/85%		75%/75%	
3-4 Units	80%/80%			
Cash Out Refinance				
1 Unit	80%/80%	75%/75%	75%/75%	
2-4 Units	75%/75%		70%/70%	
Footnotes:				
¹ See FHLMC 4203.1 for eligibility matrix. ² Manufactured Homes limited to 65% LTV/CLTV for Cash-out with a max 20-year term. Minimum FICO 620. Standard/Conforming loan amounts only. Owner-Occupied Only. See FHLMC 5703.8 . ³ For pricing with no FICO score use FICO 620 for pricing. See FHLMC 5201.1 . No FICO Score is only allowed for: • Purchase or No Cash Out refinance transaction. • 1-unit property where ALL borrowers are owner-occupied. • Max LTV/CLTV 95%. • Fixed Rate, Conforming Loan Amount. • Must not be a Refi Possible Mortgage. • Subject to AUS approval.				
LTV > 80%				
Mortgage Insurance	• BPMI (monthly and single premium) are eligible. • LPMI (single premium) is eligible based on program LTV eligibility. • Financed MI is not available. • Custom or replaced MI not eligible. • Acceptable renewal types are Level/Constant and Non-refundable. • See FHLMC 4701.1.			
	Standard – Require MI Coverage			
	Loan Term	LTV		
		80.01%-85%	85.01%-90%	90.01%-95%
		> 20 Years	12%	25%

	<= 20 Years	6%	12%	25%
GUIDELINES				
FHLMC Lending Resource	- All loans must be underwritten to the standards contained within this matrix. - Any guide published on this matrix DOES NOT supersede the FHLMC Seller Guide. - If guidance is not provided on this matrix, refer to the FHLMC Seller Guide.			
Ineligible Transactions	- Energy Efficient Mortgage - High-Cost Mortgage			
Assumability	FHLMC loans are not assumable.			
Geographical Restrictions	Hawaii			
Maximum Loan Amount	2025 Baseline Loan Limits			
	Units	Contiguous States District of Columbia & Puerto Rico	Alaska, Guam, Hawaii and US Virgin Islands	
	One	\$832,750	\$1,249,125	
	Two	\$1,066,250	\$1,599,375	
	Three	\$1,288,800	\$1,933,200	
	Four	\$1,601,750	\$2,402,625	
	High-Cost Area Loan Limits ¹			
	Units	Contiguous States District of Columbia & Puerto Rico	Alaska, Guam, Hawaii and US Virgin Islands	
	One	\$1,249,125	Not Applicable	
	Two	\$1,599,375		
	Three	\$1,933,200		
	Four	\$2,402,625		
	¹ Several states (including Alaska, Hawaii) Guam, Puerto Rico and the US Virgin Islands do not have any high-cost areas in 2025.			
Minimum Loan Amount	\$75,000			
Documentation	- Per AUS findings. - All borrowers must have a valid Social Security Number. - A fully executed IRS Form 4506-C is required for each borrower on the loan. Refer to IRS Form 4506-C and Tax Transcripts. 4506-C is required for each self-employed business (1065, 1120s, 1120).			
AUS Requirements	- All loans must be submitted through FHLMC Loan Prospect Advisor (LPA). - Manual underwriting IS NOT ALLOWED.			
Debt-to-Income (DTI)	Per AUS findings.			
Qualifying Rate	- Fixed Rate: Note Rate. 5/6 ARMS: Greater of the Initial note rate + 2% or the fully indexed rate (index plus margin rounded to the nearest one eight percent). (Use Encompass Arm Type: FM GENERIC, 5 YR). 7/6 and 10/6 ARMS: Greater of the Initial Note rate or the fully indexed rate (index plus margin rounded to the nearest one eight percent). (Use Encompass Arm Type: FM GENERIC, 7 YR, FM GENERIC, 10 YR).			
Asset Documentation	Allowable Assets for down payment and closing: - Checking / Saving. 401K -100% of vested balance minus any outstanding loans may be used. - Stock, Bonds, and Mutual Funds. - Life Insurance – 100% of cash value. - Business funds can be used for down payment, closing costs, and reserves: - The amount of business assets that can be used must correspond to the borrower’s percentage of ownership in the business. (Note: Underwriter will need to complete a cash flow analysis). - Provide 3 months of business bank statements for cash flow analysis.			
Gift Funds	Permitted and must be documented in accordance with standard FHLMC guidelines.			

	- Funds cannot come from an unallowable source, including a business account, unless the donor is a sole proprietorship or the borrower's employer. - Cash is not an acceptable source of gift funds.	
Reserves	Per AUS findings.	
Borrower Eligibility	Eligible	Ineligible
	- US Citizens - Permanent Residents - Non-Permanent Alien Residents - Inter-Vivos Revocable Trusts	- Business Entity - Non-profit
Credit	FICO Score	
	- Minimum 620 FICO. No FICO Score is allowed for Owner Occupied and only on Purchase and No Cash Out Refinance with an AUS accept/eligible. Not eligible for Manufactured Home. See Non-Traditional Credit guidelines and FHLMC 5201.1.	
	Mortgage/Rental History	
	- Per AUS findings. Positive Rent Payment History- See FHLMC 5201.1(f), Rent payment history included in the Loan Product Advisor assessment.	
	Installment/Revolving	
	- Installment debt with 10 payments or fewer does not need to be included in DTI. AUS to determine exclusion. Cannot be manually excluded. - Lease Payment must be included in the DTI regardless of # of remaining payments - Revolving charge accounts that do not show the required minimum payment, a payment of 5% of the outstanding balance will need to be included in the DTI.	
	Student Loans	
	Refer to FHLMC 5401.2(b)(2)(i).	
	Open 30-day Charge Account	
	- For 30-day accounts (i.e., accounts that require the balance to be paid in full monthly), the Seller must include the full amount of the outstanding account balance in the DTI ratio. Exception: The debt may be excluded if the Borrower has sufficient funds to pay off the outstanding account balance. These funds must be verified, in addition to any funds used to qualify the Borrower for the Mortgage transaction, and the source of funds must be an eligible source as described in Chapter 5501.	
	Disputed Credit Report Tradelines	
	Per AUS findings.	
	Credit Reputation	
	- The Seller is not required to obtain or document an explanation of adverse or derogatory credit information on Accept Mortgages. - Direct verification of Mortgage debt, rental payments and other debts not shown on the credit reports are typically not required for Accept Mortgages. For Accept Mortgages with Borrowers who do not have a usable Credit Score, the requirements in Section 5201.1(c). - Borrower to explain all inquiries within the previous 90-day period. Balance and repayment must be provided for new debt not reporting on credit report.	
Non-Traditional Credit	Restrictions when no borrower has a credit score: - Must have LPA approval. - Purchase or No Cash Out refinance only. - Primary 1-unit with all borrowers occupying subject. - Standard / Conforming loan limits apply. NOT ELIGIBLE- SuperConforming loans, Refi Possible loans. - Max 95% LTV/CLTV. - Fixed-rate mortgage only. - Reserves required as determined by LPA.	

	- At least two credit references for each borrower are required (one of which must be housing reference). Each payment reference must have exited for at least the most recent 12 months. See FHLMC 5201.1. - When the credit reputation for all Borrowers is established using only Noncredit Payment References, at least one Borrower must participate in a homeownership education program before the Note Date. (See Section 5103.4 for requirements related to homeownership education.) Restrictions when at least one borrower has no credit score: - Must have LPA approval. - At least one borrower must have at least one credit score. - Purchase or No Cash Out refinance only. - Primary 1-unit with all borrowers occupying subject. - Max LTV/CLTV is 95% - Reserves required as determined by LPA - If the borrower(s) with a credit score is contributing more than 50% of the qualifying income, the lender is not required to document a nontraditional credit history for the borrower(s) without a credit score. - If the borrower with a credit score is contributing 50% or less of the qualifying income, two (2) non-traditional credit history for each borrower without a credit score is required (one of which must be housing reference). Each payment reference must have exited for at least the most recent 12 months. See FHLMC 5201.1. Assessment of the Payment History for Nontraditional Credit References For each nontraditional credit reference, the following requirements must be met. The borrower without usable credit score must provide: - A housing payment history as one of the payment references and all housing payment histories must have no 30-day or greater Delinquencies in the most recent 12 months. In the event more than one Borrower without usable credit has a housing payment history, then all such housing payment histories for the most recent 12 months (or length of housing payment history if less than 12 months) must be verified. - For all payment references other than housing, in the most recent 12 months, there must be: (1) No more than one 30-day Delinquency; and (2) No 60-day or greater Delinquencies. - Each Borrower without a usable credit score must have no collections (other than medical), judgments or tax liens filed in the most recent 24 months. Only borrower-paid mortgage insurance (BPMI) mortgage insurance is allowed when using non-traditional credit.
Income/Employment	- The following is general guidance and subject to AUS approval/findings. - Income documents may be subject to additional document requests at the underwriter's discretion.
	Salaried Borrowers
	- FHLMC 5302.2. - Current paystub dated within 30 days of the initial signed URLA. - W-2s and/or written verification(s) of employment per AUS findings.
	Other Sources of Income
	- FHLMC 5303.1. - Documentation must support the history of receipt, frequency, and continuance of income.
	Self-Employed Borrower - FHLMC 5304.1 - Eligible with at least 2 years of self-employment; Periods of self-employment of less than 2 years, but at least 1 year, may be considered. Personal Tax Returns: - Complete, signed tax returns for the most recent two years, including all pages and schedules, unless otherwise indicated by AUS findings.

	Business Tax Returns: Complete, signed tax returns for the most recent two years, including all pages and schedules, unless otherwise indicated by AUS findings.		
	Gaps In Employment		
	Gap in employment ≥ 60 days in the past 2 years requires a signed explanation.		
	Rental Income (FHLMC 5306.1)		
	Subject Property		
	History of receiving rental income from the subject property	Transaction Type	Documentation
	No	Purchase	- Form 1000 or 72 AND - copy of the current lease agreements if transferred to the borrower. Positive rental Income can only be used if the borrower has a primary residence or a rental payment history.
Yes	Refinance	- Form 1000 or 72 AND - Most recent current federal tax returns with Schedule 1 & Schedule E OR - Copy of the current lease AND - Explanation as to why income is not on tax returns.	
No	Refinance	- Form 1000 or 72 AND - Copy of current lease.	
Rental Income	Rental Income from Other Property other than the subject property		
	- Completed and signed federal income tax returns that include Schedule 1 & Schedule E. - Completed and signed federal business returns for 1065, 1120s, including IRS form 8825 when rental income is reported on K1 OR - Both above, when rental properties are reported on both personal & business returns. - ADU rental income- See FHLMC 5306.1.		
Multiple Financed Properties	Primary Residence – no limit on financed properties.		
	Second Home or Investment Property (FHLMC 4201.13): - Minimum Fico score of 720 for a borrower with 7 or more financed properties. - Cash-Out Refinance on properties purchased greater than six (6) months since the date of acquisition is allowed for borrowers, who own two to ten (2-10) financed properties. - If the seasoning is less than six (6) months, then all delayed financing guidelines must be met. - Financed property has been re-defined as a residential one- to four-unit (1-4) property with a mortgage for which the borrower is personally obligated. - A property in the name of a Limited Liability Company (LLC) where the borrower has more than twenty-five percent (25%) ownership is no longer included in limitation. - Maximum ten (10) financed properties. - Reserves requirement as follow (FHLMC 5501.2):		
	Borrowers collectively owned 1-6 financed properties	2 months of PITIA for each additional 2 nd Home / Investment property	
	Borrowers collectively owned 7-10 financed properties	8 months of PITIA for each additional 2 nd Home / Investment property	
IPC	See FHLMC 5501.6.		

	- Financing concessions for primary residences and second homes must be within the following allowable percentages: 9% of value with LTV/TLTV ratios less than or equal to 75%. 6% of value with LTV/TLTV ratios greater than 75% up to and including 90%. 3% of value with LTV/TLTV ratios greater than 90% up to and including 97%. - The maximum financing concession for investment properties is 2% regardless of the LTV ratio. - Value is the lesser of appraised value or purchase price. - Property Seller cannot pay for future HOA dues.	
Appraisal	- All appraisals must be completed by a licensed appraiser and ordered through OGI Appraisal Desk. - Transferred appraisal is allowed.	
Automated Collateral Evaluation & Property Data Report	- Per AUS findings. - Refer to FHLMC 5602.3, Automated collateral evaluation (ACE) – appraisal waiver and FHLMC 5602.4, ACE+ PDR (Property Data Report)	
Property Types	Eligible ¹	Ineligible
	- SFR/PUD (detached/attached/semi-detached) - Warrantable Condo 2-4 Units - Multi-wide Manufactured Homes	- Co-op - Agricultural properties, such as farms or ranches - Condotel - Non-warrantable Condo - Earth Homes and geodesic domes - Houseboats, Boat Slips, Timeshares - Single-wide Manufactured Homes - Boarding Houses - B&B properties - Properties not suitable for year-round occupancy, regardless of location - Properties that are not readily accessible by roads that meet local standards - Vacant or land development properties
	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)	
Condo	Refer to FHLMC 5701.9 - Reciprocal project reviews for reduced LTVs in restricted states, such as Florida. Full condo project review/CPM (FHLMC 5701.2): - New projects require a full project review regardless of LPA findings - Follow AUS Findings on existing project Limited Review Parameters Maximum LTV/CLTV/HCLTV (FHLMC 5701.4): - The maximum LTV/CLTV/HCLTV is dependent upon the method by which the loan is evaluated and decisioned as well as where the property is geographically located Approve/Eligible Loans - Primary Residence: 90%/90%/90% (75% / 90% / 90% for Florida properties) - Second Home: ≤75% / 75% / 75% (70% / 75% / 75% for Florida properties) - Investor: 75%/ 75%/ 75% (70%/ 75%/ 75% for Florida properties)	
Properties Listed for Sale	For All Refinance Transactions: Property must be taken off the market on or before the note date, and the borrower must confirm their intent to occupy the subject property. Primary residence refinance transaction only.	
Purchases	Seller must be the owner of record	
Refinance Transactions	No Cash Out Refinance (FHLMC 4301.4)	
	At least one borrower on the new loan must be an owner on title of the subject property at time of initial application. Exceptions are allowed if it meets the following:	

	○ The borrower acquired the property through an inheritance or was legally awarded the property, such as through divorce or dissolution of a domestic partnership. ○ Property was previously owned by an inter-vivos revocable trust, and the borrower is the primary beneficiary of the trust. ○ The borrower is currently obligated on the loan being paid off but not on title (title in LLC and is majority owned/controlled by the borrower). ○ The borrower is paying off an installment land contract that was executed > 12 months before the date of the application. • Cash back to the borrower does not exceed the greater of 1% of the new refinance loan amount or \$2000.
	Cash-Out Refinance (FHLMC 4301.5)
	• Primary Residence- all borrowers must occupy subject property. • At least one borrower must have been on title for at least six months prior to the note date of the new loan unless property was acquired through delayed financing, inheritance or legally awarded through a divorce or domestic partnership. • If an existing first mortgage is paid off through the transaction, the mortgage must be at least 12 months old at the time of the refinance, as measured by the note date of the existing loan the new Note date. • Properties that were listed for sale must have been taken off the market on or before the note date of the new mortgage loan.
	Special Purpose Refinance/Delayed Financing
	• 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) • Property is majority-owned or controlled by a borrower(s) limited liability corporation (LLC), may be counted towards meeting the borrower's minimum 6-month ownership requirement. To close the new refinance transaction, title ownership must be transferred out of the LLC and into the borrower's name. Note: Title ownership from LLC to borrower's name can be transferred at closing • The original purchase transaction was an arms-length transaction. • Every refinance transaction must offer a documented, demonstrable Net Tangible Benefit (NTB) to the borrower • State-required NTB forms must be completed as applicable
Subordinate Financing	• Subordinate financing allowed; CLTV cannot exceed the eligible LTV/CLTV limits
Temporary Interest Rate Buydown	• 3-2-1, 2-1, 1-1, and 1-0 temporary buydown • If using the lender's credit to cover the buydown cost, only 1-0 temporary buydown is allowed. Only offer on standard conforming loan amount, not high balance. • All buydown costs need to be from the following third parties, which can be from the seller/builder, listing agent, buying agent, and borrower. If the borrower is paying for the buydown cost, it will be included in points and fees. • Split-buydown credit is acceptable from all parties except if using the lender's credit. • The buydown plan must be a written agreement between the party providing the buydown funds and the borrower. • The total closing costs and buydown cannot exceed IPC Limits. • Fixed Rate only, and Qualification is on the full note rate • Purchase Transaction of a primary residence or second home Only (excluding manufactured homes).
Texas	TX50(a)(6) can only be for a 1-unit property. Must meet all TX Constitution.(FHLMC 4301.7) • Primary residence. • 12 months Seasoning required on existing mortgage. • Cannot be a special purpose cash-out refinance mortgage. • Subordinate financing is not allowed on a Texas(a)(6) loan. • Maximum LTV is 80%. • Full Appraisal is required. • Maximum 10 acres.

- Initial Disclosure: Notice Concerning Extensions of Credit Defined by Section 50(a)(6), Article XVI, Texas Constitution Disclosure (12-Day Letter) has been provided within 3 business days* of the application date.
- Notice Concerning Extensions of Credit Defined by Section 50(a)(6), Article XVI, Texas Constitution Disclosure (12-Day Letter) is executed 12 business days* prior to note date (Spouse must sign).
- See FHLMC [4702.5](#) for TX50(a)(6) title insurance requirements.

TX 50(f)(2):

- Primary residence.
- 1-Unit only.
- 12 months Seasoning required on existing mortgage.
- No Cash in Hand.
- Maximum LTV is 80%.
- Full Appraisal is required.
- Maximum 10 acres.
- Initial Disclosure: Notice Concerning Refinance of Existing Home Equity Loan to Non-Home Equity Loan Under Section 50(f)(2), Article XVI, Texas Constitution Disclosure has been provided within 3 business days* of application date.
- Affidavit executed by owner and/or spouse, when applicable.
- Any existing secondary financing must be subordinated with a recorded subordination agreement (automatic subordination not permitted).
- A copy of the note and deed for the subordinate financing must be provided.
- See FHLMC [4702.5](#) for TX50(a)(6) title insurance requirements.

*Texas law counts all days as business days, excluding Saturdays and Holidays.