

**AGENCY CONFORMING & HIGH BALANCE FIXED
D.U. 700P¹**

| Product Description | Conforming & High Balance Fixed (No ARMs, No I.O.) | |
|-------------------------|--|--|
| Program Numbers | <u>CONFORMING</u> 703P = 10 Year Fixed 704P = 15 Year Fixed 705P = 20 Year Fixed 706P = 30 Year Fixed | <u>HIGH BALANCE</u> 744P = 15 Year Fixed 746P = 30 Year Fixed |
| | HOBBY FARMS: Owner Occupied Only. Allowed on all conforming programs. High Balance loans are restricted to 30 year term only. Hobby Farms have additional conditions / restrictions not indicated herein. Not allowed with Multiple Financed Property programs. | |
| ARM ADJUSTMENTS | ARMs are not allowed | |
| Temporary Buydowns | Not Permitted | |
| Prepayment Penalty | Not Permitted | |
| Qualifying Rate | Note Rate | |
| Debt Ratio | Evaluated by DU. Approve Eligible required. Max D/R is 50%. Restrictions apply on H.B. loans when LTV > 80%. See LTV grid. | |
| Types of Financing | Purchase, Rate Term Refinance, Cash Out Refinance | |
| Maximum Loan Amount | <u>CONFORMING</u> 1 Unit = \$417,000 2 Unit = \$533,850 3 Unit = \$645,300 4 Unit = \$801,950 | <u>HIGH BALANCE</u> 1 Unit = \$625,500 2 Unit = \$800,775 3 Unit = \$967,950 4 Unit = \$1,202,925 |
| Minimum Loan Amount | \$150,000 (lower loan amount may be approved case by case with additional price adjustments) | |
| Eligible Property Types | 1 to 4 Unit Properties Fannie /Freddie Eligible Condo Attached and Detached PUDs. | |
| Mortgage Insurance | Required when LTV exceeds 80% | |
| M.I. Types Available | Zero Monthly = Zero upfront, monthly premium paid Single Premium Borrower Paid = can be financed Single Premium Lender Paid = premium is a price adjustment | |
| M.I. Companies | Genworth, Radian, RMIC | |
| M.I. Overlays | Must meet the specific M.I. Company's eligibility requirements | |
| Impounds | Required over 80% LTV (90% in CA) .250% escrow waiver, if applicable M.I. must be impounded, if applicable | |
| Max Cash Out | Purchase = Earnest Money Deposit Rate/Term = Lesser of 2% of the loan amount or \$2,000 Cash Out = No Max | |
| Credits/Concessions | Primary and 2nd Home: CLTV < / = 75% is 9% CLTV 75.01 – 80% is 6%, CLTV > 80% is 3% Investment Property: All LTV /CLTV are 2% | |

¹ Multiple Financed Property Program numbers will end with M after program number, rather than P.
Hobby Farm Program numbers will end with HF after program number, rather than P.

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|--|--|
| Investment Property | No gift funds, no rural prop, non-arms length transaction not allowed , may not be vested in a trust. 6 months PITI is always required. 6 mos. rent loss insurance, and 1007 required when using rent income to qualify. When not using rent income to qualify, may use documentation of fair market rent value in lieu of 1007. |
| Document Expirations | 120 Days – Appraisal 90 Days – Prelim 90 Days – All Income, Assets, and Credit |
| Appraisal – Additional Requirements | A Field Review of appraisal is required when: 1) cash out exceeds \$100,000. This includes cash in hand and any non-mortgage debts paid through transaction. Waived if delayed financing transaction. 2) Loan amount is \geq \$625,500 and the LTV, CLTV or HCLTV is $> 80\%$, or the property is valued at \geq \$1,000,000 and the LTV, CLTV or HCLTV is $> 75\%$. |
| Credit Overlays | High balance only: A minimum of 3 tradelines always required. 1 st time homebuyer allowed on owner occupied only. |
| Gift Funds | Minimum 5% down payment from borrower's own funds is always required, regardless of LTV. Conforming loan amounts with LTV $\leq 80\%$, and no sub. financing, entire down payment may come from gift. |

AGENCY CONFORMING^{1, 2} DU 700P & 700HF

| PRIMARY RESIDENCE – PURCHASE AND RATE/TERM REFINANCE | | | | |
|--|---------|----------|-------------------|-------|
| Property Type | Max LTV | Max CLTV | Min. Credit Score | Notes |
| 1-Unit, Condo, PUD | 95 | 95 | 620 | |
| 2-Unit | 85 | 85 | 620 | |
| 3-4 Unit | 75 | 75 | 620 | |

| PRIMARY RESIDENCE – CASH OUT REFINANCE | | | | |
|--|---------|----------|-------------------|-------|
| Property Type | Max LTV | Max CLTV | Min. Credit Score | Notes |
| 1-Unit, Condo, PUD | 85 | 85 | 620 | |
| 2-4 Units | 75 | 75 | 620 | |

| SECOND HOME – PURCHASE AND RATE/TERM REFINANCE | | | | |
|--|---------|----------|-------------------|-------|
| Property Type | Max LTV | Max CLTV | Min. Credit Score | Notes |
| 1 Unit, Condo, PUD | 90 | 90 | 620 | |

| SECOND HOME – CASH OUT REFINANCE | | | | |
|----------------------------------|---------|----------|-------------------|-------|
| Property Type | Max LTV | Max CLTV | Min. Credit Score | Notes |
| 1 Unit, Condo, PUD | 75 | 75 | 620 | |

| INVESTMENT PROPERTY – PURCHASE | | | | |
|--------------------------------|---------|----------|-------------------|-------|
| Property Type | Max LTV | Max CLTV | Min. Credit Score | Notes |
| 1 Unit, Condo, PUD | 80 | 80 | 620 | |
| 2-4 Unit | 75 | 75 | 620 | |

| INVESTMENT PROPERTY – RATE TERM REFINANCE | | | | |
|---|---------|----------|-------------------|-------|
| Property Type | Max LTV | Max CLTV | Min. Credit Score | Notes |
| 1-4 Unit, Condo, PUD | 75 | 75 | 620 | |

| INVESTMENT PROPERTY – CASH OUT REFINANCE | | | | |
|--|---------|----------|-------------------|-------|
| Property Type | Max LTV | Max CLTV | Min. Credit Score | Notes |
| 1 Unit, Condo, PUD | 75 | 75 | 620 | |
| 2-4 Units | 70 | 70 | 620 | |

¹ See separate guidelines for 700M

² 700HF is allowed on owner occupied only with same LTV guidelines as 700P. Hobby Farms have additional conditions / restrictions not indicated herein. Not allowed with Multiple Financed Property Program.

AGENCY CONFORMING DU 700M

| SECOND HOME – PURCHASE AND RATE/TERM REFINANCE | | | | |
|--|---------|----------|-------------------|--------------------------|
| Property Type | Max LTV | Max CLTV | Min. Credit Score | Notes |
| 1 Unit, Condo, PUD | 75 | 75 | 720 | Purchase only |
| | 70 | 70 | 720 | Rate Term Refinance only |

| INVESTMENT PROPERTY – PURCHASE AND RATE TERM REFINANCE | | | | |
|--|---------|----------|-------------------|---------------|
| Property Type | Max LTV | Max CLTV | Min. Credit Score | Notes |
| 1 Unit, Condo, PUD | 75 | 75 | 720 | Purchase only |
| 1-4 Unit | 70 | 70 | 720 | |

HIGH BALANCE CONFORMING^{1, 2, 3} DU 700P & 700HF

| PRIMARY RESIDENCE – PURCHASE | | | | |
|------------------------------|---------|----------|-------------------|-------|
| Property Type | Max LTV | Max CLTV | Min. Credit Score | Notes |
| 1 Unit, Condo, PUD | 90 | 90 | 620 | |
| 2-4 Unit | 75 | 75 | 620 | |

| PRIMARY RESIDENCE – RATE/TERM REFINANCE | | | | |
|---|---------|----------|-------------------|-------|
| Property Type | Max LTV | Max CLTV | Min. Credit Score | Notes |
| 1 unit, Condo, PUD | 90 | 90 | 620 | |
| 2-4 Unit | 75 | 75 | 620 | |

| PRIMARY RESIDENCE—CASH OUT REFINANCE | | | | |
|--------------------------------------|---------|----------|-------------------|-------|
| Property Type | Max LTV | Max CLTV | Min. Credit Score | Notes |
| 1 Unit, Condo, PUD | 60 | 60 | 620 | |

| SECOND HOME—PURCHASE AND RATE/TERM REFINANCE | | | | |
|--|---------|----------|-------------------|-------|
| Property Type | Max LTV | Max CLTV | Min. Credit Score | Notes |
| 1 Unit, Condo, PUD | 65 | 65 | 620 | |

| INVESTMENT PROPERTY—PURCHASE AND RATE/TERM REFINANCE | | | | |
|--|---------|----------|-------------------|-------|
| Property Type | Max LTV | Max CLTV | Min. Credit Score | Notes |
| 1 Unit, Condo, PUD | 60 | 60 | 620 | |

¹ See separate guidelines for 700HF and 700M

² Maximum 38% debt ratio when LTV > 80% with credit score 620-679
 Maximum 41% debt ratio when LTV > 80% with credit score 680-719.
 Maximum 45% debt ratio when LTV > 80% with credit score 720 and above.
 The ratios **may not** be exceeded regardless of AUS

³ 700HF is allowed on owner occupied only with same LTV guidelines as 700P. Hobby Farms have additional conditions / restrictions not indicated herein. Not allowed with Multiple Financed Property Program

HIGH BALANCE CONFORMING DU 700M

MULTIPLE FINANCED PROPERTIES

| SECOND HOME—PURCHASE AND RATE/TERM REFINANCE | | | | |
|--|---------|----------|-------------------|-------|
| Property Type | Max LTV | Max CLTV | Min. Credit Score | Notes |
| 1 Unit, Condo, PUD | 65 | 65 | 720 | |

| INVESTMENT PROPERTY—PURCHASE AND RATE/TERM REFINANCE | | | | |
|--|---------|----------|-------------------|-------|
| Property Type | Max LTV | Max CLTV | Min. Credit Score | Notes |
| 1 Unit, Condo, PUD | 60 | 60 | 720 | |