

Primary Residence ¹		
Purchase & Limited Cash-Out Refinance		
Property Type ²	Max LTV/CLTV ^{3, 4}	Min Credit Score
1 Unit	FRM: 97% ² ARM: 95%	620
2 Units	FRM/ARM 85%	620
3-4 Units	FRM/ARM 75%	620
Footnotes		
¹ Hawaii and Texas transactions: refer to the Geographic Restrictions section for additional guidance ² 95.01% - 97.00% LTV transactions <ul style="list-style-type: none"> Limited Cash-Out Refinance: existing loan must be owned (or securitized) by Fannie Mae (Loan Lookup Tool). Non-occupant borrower is ineligible High Balance and ARMs are not permitted ³ 95% LTV/CLTV transactions <ul style="list-style-type: none"> Max 95% LTV/CLTV for High Balance Loan Limits and non-occupant borrower(s) ⁴ > 80% LTV requires a minimum 620 credit score and mortgage insurance (MI) Refer to the Mortgage Insurance section for additional guidance		

COVID-19 Temporary Process Effective 03/23/20	• Refer to the Conventional Lending Guide COVID-19 Temporary Guidelines for guidance																											
Ineligible Transaction Types	• Down payment assistance options • Community Seconds/Grants/Affordable Seconds • Mortgage Credit Certificates (MCC) programs • Sweat Equity																											
Geographic Restrictions	Hawaii • Properties in Lava Zones 1 or 2 not permitted (verify the appraisal to confirm if property may be in a lava zone) • Hawaiian Home Lands transactions are ineligible Texas Limited Cash-Out Refinances • 1-Unit primary residence transactions <ul style="list-style-type: none">○ Ineligible○ Refer to the Texas Homestead Refinance Matrix (DU)																											
Minimum Loan Amount	Conforming		High Balance																									
	\$60,000		\$1 > Conforming loan limit for the number of units for high cost																									
Property Types	Eligible ¹		Ineligible																									
	• Owner Occupied Principal Residence <ul style="list-style-type: none">○ SFR/PUD (detached/attached)○ Condo (low/mid/high rise)○ 2-4 units○ Co-ops – Refer to Co-op Fixed Rate		• Agricultural/Income producing properties • Non-Warrantable Condo/Condotel • Manufactured home • Earth homes, and geodesic domes																									
	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)																											
AUS Requirements	• DU Approve/Eligible: Fannie Mae guidelines apply • Manual underwriting not permitted • At least one borrower must have traditional credit • Based on income, DU will determine the income eligibility for HomeReady Mortgage Note: DU findings message must include “This case is eligible for delivery as a “HomeReady” Mortgage Loan.” • Special Feature Code: SFC 900 required for HomeReady Mortgages • Standard Agency underwriting and property guidelines apply unless specifically referenced in this matrix Note: When pairing HomeReady with HomeStyle Renovation select HomeReady in DU. The more restrictive of HomeReady or HomeStyle Renovation guidelines apply. Can also add the exception footnote in 95.01-97% reflected on HomeStyle Reno matrix																											
Mortgage Insurance	• BPPI (monthly premium) is eligible • LPPI is not eligible • Financed MI is not available • Custom or reduced MI not eligible • Acceptable renewal types are Level/Constant and Non-refundable																											
	<table><tr><th colspan="5">Standard – Required MI Coverage</th></tr><tr><th rowspan="2">Loan Term</th><th colspan="4">LTV</th></tr><tr><th>80.01-85.00%</th><th>85.01-90.00%</th><th>90.01-95.00%</th><th>95.01-97.00%</th></tr><tr><td>Fixed<=20 year</td><td>6%</td><td>12%</td><td>25%</td><td>25%</td></tr><tr><td>Fixed>20 year</td><td>12%</td><td>25%</td><td>25%</td><td>25%</td></tr></table> Note: ARMs MI coverage follow fixed > 20 year table regardless of term, up to 95% LTV				Standard – Required MI Coverage					Loan Term	LTV				80.01-85.00%	85.01-90.00%	90.01-95.00%	95.01-97.00%	Fixed<=20 year	6%	12%	25%	25%	Fixed>20 year	12%	25%	25%	25%
Standard – Required MI Coverage																												
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First-Time Homebuyer	• No requirement for the borrower(s) to be a First-Time Homebuyer																											
Homeownership Education and Housing Counseling	• Additional SFC 184 required when at least one borrower on the loan has received customized one-on-one assistance from a HUDapproved non-profit counseling agency, as evidenced by completion of a Certificate of Pre-purchase Housing Counseling (Form 1017) <ul style="list-style-type: none">○ Loan level price adjustment credit applies.(Refer to Rate Sheet) • Fannie Mae Homeownership Education and Housing Counseling																											
Income	The following is general guidance and subject to DU approval. Subject to additional documentation at the underwriter’s discretion																											
	• Two year employment history must be verified																											
	Qualifying Income Limits																											
	• To determine whether a mortgage is eligible under the borrower income limits, count the income used to qualify the loan <ul style="list-style-type: none">○ Income (O.T., bonus, etc.) not used to qualify the borrower is not required to be included in the income limit eligibility • Total annual qualifying income must not exceed 80% of the Area Median Income (AMI) for the property’s location • DU will determine if the qualifying income meets the income limits, or <ul style="list-style-type: none">○ Use the HomeReady Eligibility Lookup Tool / Income Eligibility spreadsheet Census Tract Lookup○ The Additional Data screen field will allow entering census tract information if DU is unable to geocode the property address																											
	Salaried Borrowers																											

	<ul style="list-style-type: none">Current paystub dated within 120 days from the Note dateW2s per DU		
	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">1 unit principal residence with an accessory unit2-4 unit principal residence in which the borrower occupies one of the unitsRental income derived from non-subject property have no restrictions on the property typeBoarder income (relative or non-relative) from a 1 unit property up to 30% of the total gross income is eligible if<ul style="list-style-type: none">The individual(s) lives with pays rent to the borrower for the last 12 monthsThe boarder provides document history of shared residency (i.e. driver’s license, bill, or bank statement with boarder’s address as being the same as the borrower’s address)The boarder can demonstrate (such as copies of canceled checks) the payment of rental payments to the borrower for<ul style="list-style-type: none">the last 12 months, orat least 9 of the most recent 12 months provided the rental income is averaged over a 12–month period		
	Note: Payment of rent by the boarder directly to a third party is not acceptable		
	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 DUCorporate or partnership signed tax returns, including all pages and schedules as required by DU		
Qualifying Rate	Fixed Rate	Initial Fixed-Rate Period ≤ 5 years	Initial Fixed-Rate Period > 5 years
	Qualify at the Note Rate	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
	Per DU Approve/Eligible findings; loans with MI may have more restrictive requirements		
Subordinate Financing	<ul style="list-style-type: none">Subordinate financing must comply with B2-1.1-04 Subordinate FinancingSubordinate financing of a seller-held mortgage is ineligible with HomeReady Mortgage		
Assets	Minimum down payment requirement:		
	Number of Units	Minimum Borrower Contribution	Minimum Down Payment
	One	None	3%
	Two	3%	15%
	Three or Four	3%	25%
Reserves	Per DU		
Interested Party Contribution	LTV/CLTV > 90%	LTV/CLTV 75.01-90%	LTV/CLTV ≤ 75%
	3%	6%	9%
Property Ownership	<ul style="list-style-type: none">Occupant borrowers may own one other financed residential property (in addition to the subject property) at the time of closingNon-occupant borrower(s) has no limitation on ownership of other residential property		
Properties Listed for Sale	<ul style="list-style-type: none">Limited Cash-Out 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		
Credit	Mortgage/Rental History		
	Per DU		
	Installment/Revolvig		
	Per DU		
	Foreclosure, Bankruptcy, Deed-in-Lieu, Short Sale, Repossession, or Loan Modification		
	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
	Loan Modification		No seasoning, DU will evaluate
Deed-in-Lieu of Foreclosure		4 years	
Pre-foreclosure Sale			
Charge-Off of Mortgage Account			
Collections and Non-Mortgage Charge-Off			

	Transaction Type		Requirement
	1 Unit, Principal Residence		Payoff not required regardless of amount
	2-4 Units, Owner Occupied and Second Home		Accounts totaling > \$5,000 must be paid in full prior to or at closing
	Investment Property		Individual accounts ≥ \$250 and totaling > \$1,000 must be paid in full prior to or at closing
	Note: Collection accounts reported as medical collections are not used in the DU risk assessment		
Student Loans	Student loans in repayment, deferment, or forbearance:		
	If	Then	
	Payment Reflected on Credit Report	May use that amount for qualifying purposes	
	Payment Not 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 1% of the outstanding student loan balance (even if this amount is lower than the actual fully amortizing payment), or• a fully amortizing payment using the documented loan repayment terms If income-driven payment plan is \$0 <ul style="list-style-type: none">• Obtain student loan documentation to verify the actual monthly payment is \$0, then may qualify the borrower with a \$0 payment	
HPML and HPCT Loans	<ul style="list-style-type: none">• Higher-priced mortgage loan (HPML) underwriting requirements are applicable to all occupancy types (not just primary residences)• 5/1 ARM not eligible as HPML or higher-priced covered transactions (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.• Team members with delegated underwriting authority or melloAuthority are responsible for identifying Net Tangible Benefit throughout the loan process.• State-required NTB forms must be completed as applicable.• Refer to the Net Tangible Benefit policy in the YODA Conventional Lending Guide for complete guidance, including transactions in which the Net Tangible Benefit is not easily identifiable.		

Product Description		Terms	Doc Plan Code
Fixed	HomeReady Conventional 30 Year Fixed	Fully Amortizing 30 Years	C.GenericHomeready30yearfixedrate
	HomeReady High Balance 30 Year Fixed	Fully Amortizing 30 Years	C.HomereadyHB30yrfix

SOFR ARM Plans	Description	Doc Plan Code	Index	Margin	Caps
	5/6 ARM		SOFR	2.75%	2/1/5
	7/6 ARM				5/1/5