

PRODUCT MATRIX

Freddie Mac Selling Guide

<http://www.freddiemac.com/singlefamily/guide/>

Loan Limits	# of Units	Conforming Loan Limits		Super Conforming Loan Limits
	1	\$766,550		\$1,149,825
	2	\$981,500		\$1,472,250
	3	\$1,186,350		\$1,779,525
	4	\$1,474,400		\$2,211,600

Primary Residence, Purchase and Rate & Term Refinance Only			
# of Units	Maximum LTV/CLTV ¹		Minimum Credit Score
	Conforming Balance	Super Conforming Balance	
1	97% / 105% ¹	95% / 105% ¹	620
2	95%	85%	
3-4	95%	80%	

¹ CLTV up to 105% with eligible community seconds. (Refer to Freddie Mac guidance for details).

AUS	<ul style="list-style-type: none"> Loan Product Advisor (LPA) must receive an "Accept/Approve" decision. Manual underwrite is not permitted LPA Feedback Cert. must properly identify loan was reviewed as "Home Possible" 												
Terms	<ul style="list-style-type: none"> Fixed Rate. (30,25,20,15 and 10 Year Terms) 												
Temporary Interest Rate Buydowns	<ul style="list-style-type: none"> Maximum allowable interest rate reduction is 2%. <ul style="list-style-type: none"> Available as 2/1 or 1/0 30 Year Fixed only Owner occupied & Second Homes Purchase Only. Qualify at Note rate (not the bought down rate) 												
Ratios	<ul style="list-style-type: none"> Determined by AUS 												
Reserves	<ul style="list-style-type: none"> Determined by AUS 												
Borrower Income Limits	<ul style="list-style-type: none"> 80% Of Area median income (AMI) 												
Minimum Borrower Contribution	1 Unit: None 2-4 Units: 3% for LTV > 80%												
Multiple Financed Properties	<ul style="list-style-type: none"> Occupant borrower(s) may own one other financed residential property (in addition to the subject property) at the time of closing. 												
Non-Occupant Borrowers	<ul style="list-style-type: none"> Non-occupant borrowers permitted to maximum 95% LTV in LPA; Income considered as part of qualifying income and subject to income limits. No limitation on ownership of other property for non-occupant borrower. 												
Mortgage Insurance (MI)	<table border="1"> <thead> <tr> <th>Term</th> <th>> 80% & ≤ 85%</th> <th>> 85% & ≤ 90%</th> <th>> 90% & ≤ 97%</th> </tr> </thead> <tbody> <tr> <td>≤ 20 Years</td> <td>6%</td> <td>12%</td> <td>25%</td> </tr> <tr> <td>> 20 Years</td> <td>12%</td> <td>25%</td> <td>25%</td> </tr> </tbody> </table>	Term	> 80% & ≤ 85%	> 85% & ≤ 90%	> 90% & ≤ 97%	≤ 20 Years	6%	12%	25%	> 20 Years	12%	25%	25%
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≤ 20 Years	6%	12%	25%										
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<p>Minimum Borrower Contribution</p>	<ul style="list-style-type: none"> No minimum contribution is required on a purchase for a 1-unit property. Eligible sources of funds for down payment and closing costs include gifts, grants, cash-on-hand, Affordable Seconds®, proceeds from an unsecured loan, sweat equity and Employee Assisted Housing (EAH). For additional detail, refer to Guide Section 4501.10(c). Eligible Affordable Seconds can provide 100% of the borrower’s down payment and could be used for both down payment and closing costs TLTV allowed up to 105% with eligible Affordable Seconds when the first lien is a fixed-rate mortgage.
<p>Rental Income</p>	<p>1 Unit:</p> <ul style="list-style-type: none"> Rental income from a 1-unit primary residence can account for up to 30% of qualifying income. The person providing the rental income must have resided with the borrower for at least one year and will continue residing with them in the new property. Rental income from a 1-unit primary residence must be provided by a person who <ul style="list-style-type: none"> Is not obligated on the mortgage and does not have an ownership interest in the mortgaged premises. Is not the borrower’s spouse or domestic partner. <p>2-4 Units:</p> <ul style="list-style-type: none"> Rental income from a 2- to 4-unit primary residence that meets requirements in Guide Chapter 5306 may be used as qualifying income.
<p>Landlord Education</p>	<ul style="list-style-type: none"> Required on 2-4 unit purchase transactions.
<p>Homeownership Education</p>	<ul style="list-style-type: none"> For a purchase transaction, if all occupying borrowers are first-time homebuyers, at least one occupying borrower must receive homeownership education. Homeownership education must be completed prior to the note date. Homeownership education must not be provided by an interested party to the transaction, the originating lender or the mortgage seller. Eligible homeownership education must meet the National Industry Standards for Homeownership Education and Counseling or be provided by an eligible source, such as a HUD-approved counseling agency, mortgage insurer, housing finance agency (HFA) or Community Development Financial Institutions (CDFIs)
<p>Property Types</p>	<ul style="list-style-type: none"> 1-4 units, Condo's and Puds. Manufactured Housing permitted in accordance with agency guidelines. Co-ops are not permitted