



FANNIE MAE/CONFORMING HIGH BALANCE/HOMEReady

| FANNIE MAE STANDARD CONFORMING AND HIGH-BALANCE LTV MATRIX | | | | | | | | |
|--|---------------------------------------|--------------------|---------|-------|---------|--------------------|--------------------|-----|
| OCCUPANCY | PURCHASE & LIMITED CASH OUT REFINANCE | | | | | CASH OUT REFINANCE | | |
| | PROPERTY TYPE | MAX LTV/CLTV/HCLTV | | | | PROPERTY TYPE | MAX LTV/CLTV/HCLTV | |
| | | FIXED RATE | | ARM | | | FIXED RATE | ARM |
| | | PURCH | LTD C/O | PURCH | LTD C/O | | | |
| PRINCIPAL RESIDENCE | SFR/PUD/CONDO | 97%* | 97%* | 95% | 95% | SFR/PUD/CONDO | 80% | 80% |
| | MANUFACTURED** | 95%* | 95%* | 95% | 95% | MANUFACTURED** | 65% | 65% |
| | 2 UNITS | 95%* | 95%* | 95% | 95% | 2 UNITS | 75% | 75% |
| | 3-4 UNITS | 95%* | 95%* | 95% | 95% | 3-4 UNITS | 75% | 75% |
| SECOND HOME | SFR/PUD/CONDO | 90% | 90% | 90% | 90% | SFR/PUD/CONDO | 75% | 75% |
| | MANUFACTURED | 90% | 90% | 90% | 90% | | | |
| INVESTMENT PROPERTY | SFR/PUD/CONDO | 85% | 75% | 85% | 75% | SFR/PUD/CONDO | 75% | 75% |
| | 2-4 UNITS | 75% | 75% | 75% | 75% | 2-4 UNITS | 70% | 70% |

* Max LTV 95% for High Balance Loans and MH that is not MH Advantage; Max LTV 85% for High Balance 2 units and 75% for High Balance 3-4 units

** Manufactured Homes: limited to 1-unit property

| FANNIE MAE HOMEReady LTV MATRIX | | | | | | |
|--|--------------|-------------|------------------------------|--|----------------------------|------------------------------|
| OCCUPANCY & PROPERTY TYPE | | PURCHASE | | | LIMITED CASH OUT REFINANCE | |
| | | PRODUCT | MAX LTV/CLTV/HCLTV | | PRODUCT | MAX LTV/CLTV/HCLTV |
| | | SINGLE LIEN | W/APPROVED 2ND ^{◇◇} | | SINGLE LIEN | W/APPROVED 2ND ^{◇◇} |
| PRINCIPAL RESIDENCE SFR/PUD/CONDO | CONFORMING | 95.01 – 97% | 97%/105% | | 95.01 – 97% [◇] | 105%/105% |
| | HIGH BALANCE | 95% | 95%/105% | | 95% | 95%/95% |
| PRINCIPAL RES. 2 UNITS | CONFORMING | 95% | N/A | | 85% | N/A |
| PRINCIPAL RES. 3-4 UNITS | | 95% | N/A | | 75% | N/A |

◇ Loan must be currently owned by Fannie Mae.

◇◇ LendingPROS does not provide financing for 2nd mortgage; broker must source approved 2nd lien financing that meets FNMA guidelines and would subordinate at closing

| 2024 CONFORMING LOAN LIMITS 1-4 UNITS (Click Here) | | | |
|--|----------------|------------------|-----------------------------------|
| UNITS | GENERAL LIMITS | HIGH COST LIMITS | AK, GUAM, HI, U.S. VIRGIN ISLANDS |
| 1 | \$766,550 | \$1,149,825 | \$1,149,825 |
| 2 | \$981,500 | \$1,472,250 | \$1,472,250 |
| 3 | \$1,186,350 | \$1,779,525 | \$1,779,525 |
| 4 | \$1,474,400 | \$2,211,600 | \$2,211,600 |



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| TOPIC | OVERLAY |
|--------------------------------|--|
| BASIC GUIDELINES | Overlays in this matrix apply to FNMA (Fannie Mae). Refer to FNMA Selling Guide for additional guidance. Information in this matrix is subject to change without notice. |
| Amended Tax Returns | Accepted for the following amendment reasons: <ul style="list-style-type: none"> • Amended for clerical items only (i.e. modifying a prior ITIN number to a newly issued SSN) • Amended for income-related items, under the following conditions: <ul style="list-style-type: none"> ○ Amended at least sixty (60) days before mortgage application taken ○ Amendment shows on transcripts (stamped returns not acceptable) ○ Documentation supplied to support the increase, including but not limited to: <ul style="list-style-type: none"> ▪ 1099 or W2 showing missed/updated income ▪ Canceled Checks or Bank Statements showing missed/updated rental income |
| Assets | <ul style="list-style-type: none"> • Internet Statements, obtained from financial institution's website, must contain same information found on a standard bank statement. • VOD as stand-alone document not permitted unless obtained from a Third-Party Vendor. |
| Condominiums | <ul style="list-style-type: none"> • FNMA PERS Approved condos are eligible • Leasehold not permitted. • Minimum square footage: 400 Sq Ft |
| Credit | All borrowers must have at least one (1) valid credit score to be eligible for an 'Approved' recommendation (by DU or LPA). Extenuating circumstances are not allowed for Bankruptcy or Foreclosure. |
| Custodial Account | An account in a minor's name where the borrower is named only as custodian of the funds is not eligible for use as closing costs, down payment, or reserves. |
| Electronic Signatures/eSigning | <ul style="list-style-type: none"> • eSigning is allowed for most documents. • eSigning is <u>not</u> allowed for: <ul style="list-style-type: none"> ○ Note ○ Note Rider(s) ○ Notice of Right to Cancel ○ Security Instrument ○ Security Instrument Rider(s) |
| Family-Owned Business | Two years tax returns are required regardless of AUS (DU) recommendation. |
| Ineligible Programs – FNMA | <ul style="list-style-type: none"> • Community Land Trusts • High-LTV Refinance • HomePath, HomeStyle • HomeReady with Reduced Mortgage Insurance Option • Land Trusts • Native American Lands • PACE Obligations attached to property |



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| TOPIC | OVERLAY |
|-----------------------------------|--|
| Ineligible Properties | <ul style="list-style-type: none"> • Co-Ops • Indian Leased Land • Property Flip of Non-Arm's Length Transaction • Resale type Deed Restrictions • Solar Panels that affect first lien position • Properties with condition ratings of C5 or C6 |
| Manufactured Housing | <ul style="list-style-type: none"> • Fixed Rate programs only • Manufactured Homes that are subject to deed restrictions are not allowed • Leased Land property is not allowed • Single-wide homes not allowed • Must meet all other FNMA guidelines • 95% Maximum LTV |
| Minimum Loan Amount | \$75,000 |
| Mortgage Credit Certificate (MCC) | Not permitted |
| Mortgage Insurance (MI): Reduced | Not permitted |
| Multiple Financed Properties | <ul style="list-style-type: none"> • Per FNMA Guidelines • Maximum 10 for all borrowers on the loan • Minimum credit score of 720 when borrower(s) have more than 6 financed properties • HomeReady products no more than 1 financed property |
| Non-Permanent Resident Aliens | <p>These borrowers accepted under the following conditions:</p> <ul style="list-style-type: none"> • Acceptable Visa evidence provided • Borrower eligible to work in the U.S., as evidenced by EAD issued by the USCIS • Borrower has valid Social Security Number (SSN) • Borrower satisfies the same requirements, terms, and conditions as those for U.S. Citizen • DACA with Category C33 work status under deferred action, DACA borrowers eligible • Diplomatic Immunity: Borrowers with Diplomatic Immunity are ineligible |
| Power of Attorney (POA) | A POA may not be eSigned and must be specific to the transaction. |
| Social Security Number (SSN) | All borrowers must have a valid SSN. |
| Tax Transcripts | Required when tax returns are used to qualify borrower income |
| Temporary Buydowns | Allowed with Limitations – see 'Temporary Buydown Guide' below for specific terms and conditions |
| Underwriting Method | Manual Underwriting not allowed. All loans must receive AUS approval:FNMA DU Approve/Eligible |
| Unpaid Federal Tax Debt | <ul style="list-style-type: none"> • LP considers all unpaid tax debt from prior years as delinquent, even if lien has not been filed; one monthly payment is required • Borrower with delinquent Federal Tax Debt is ineligible <p>NOTE: Record of Account can be used in lieu of canceled check or proof of electronic payment.</p> |



| TEMPORARY BUYDOWN GUIDE | |
|--------------------------------|---|
| Product Eligibility | <ul style="list-style-type: none">• 30-Year Fixed Rate only• Conforming and High-balance loan amounts• Primary Residence• Second Homes• Purchase Transactions only• Single Family (1-2 Units), PUD and Condo only |
| Term of Buydown | <ul style="list-style-type: none">• 2/1 Buydown:<ul style="list-style-type: none">○ 24-month term○ Initial interest rate temporarily reduced by no more than two percent below the note rate and increased by no more than one percent annually for no more than two years, with the non-reduced note rate applying for years three through 30• 1/0 Buydown:<ul style="list-style-type: none">○ 12-month term○ Initial interest rate temporarily reduced by no more than one percent below the note rate, with the non-reduced note rate applying for years two through 30 |
| Underwriting Criteria | <ul style="list-style-type: none">• Borrowers qualified using note rate, not buydown rate• Standard Interested Party Contribution guidelines apply |