

PURCHASE & RATE / TERM REFINANCE ELIGIBILITY MATRICES

CONFORMING² – PURCHASE & RATE TERM LTV MATRIX

Occupancy		Contiguous States Max Loan	Alaska / Hawaii Max Loan*	Max LTV/CLTV		Min FICO
				DU – Fixed / ARM LTV/CLTV	LPA – Fixed / ARM LTV/CLTV	
Primary	1 Unit	\$484,350	\$726,525	97% Fixed ¹ 95% ARM	95%	620
	2 Units	\$620,200	\$930,300			
	3 Units	\$749,650	\$1,124,475	85%	80%	
	4 Units	\$931,600	\$1,397,400	75%		
2nd Home	1 Unit	\$484,350	\$726,525	90%	85%	
Investment Purchase	1 Unit	\$484,350	\$726,525	85%	85%	
	2 Units	\$620,200	\$930,300	75%	75%	
	3 Units	\$749,650	\$1,124,475			
	4 Units	\$931,600	\$1,397,400			
Investment Refinance	1 Unit	\$484,350	\$726,525	75%	85%	
	2 Units	\$620,200	\$930,300		75%	
	3 Units	\$749,650	\$1,124,475			
	4 Units	\$931,600	\$1,397,400			

*FHLMC (LP) - Max Loan Amount = \$1,000,000

HIGH BALANCE / SUPER CONFORMING – PURCHASE & RATE TERM LTV MATRIX

Occupancy		Contiguous States Max Loan *	Alaska / Hawaii Max Loan ³	Max LTV/CLTV		Min FICO
				DU – Fixed / ARM LTV/CLTV	LPA – Fixed / ARM LTV/CLTV	
Primary	1 Unit	\$726,525	N/A	95% Fixed 95% ARM	95%	620
	2 Units	\$930,300				
	3 Units	\$1,124,475		85%	80%	
	4 Units	\$1,397,400		75%		
2nd Home	1 Unit	\$726,525		90%	85%	
Investment Purchase	1 Unit	\$726,525		85%	85%	
	2 Units	\$930,300		75%	75%	
	3 Units	\$1,124,475				
	4 Units	\$1,397,400				
Investment Refinance	1 Unit	\$726,525		75%	75%	
	2 Units	\$930,300				
	3 Units	\$1,124,475				
	4 Units	\$1,397,400				

*FHLMC (LP) - Max Loan Amount = \$1,000,000

1. Max LTV of 95% for loans with non-occupant
2. Refer to [FNMA Eligibility Matrix for Manual Underwrite](#)
3. Alaska and Hawaii do not have any high-cost areas in 2019



CASH-OUT REFINANCE ELIGIBILITY MATRICES

CONFORMING – CASH-OUT REFINANCE LTV MATRIX						
Occupancy		Contiguous States Max Loan	Alaska / Hawaii Max Loan*	Max LTV/CLTV		Min FICO
				DU – Fixed / ARM	LPA – Fixed/ARM	
				LTV/CLTV	LTV/CLTV	
Primary	1 Unit	\$484,350	\$726,525	80%	80%	620
	2 Units	\$620,200	\$930,300	75%	75%	
	3 Units	\$749,650	\$1,124,475			
	4 Units	\$931,600	\$1,397,400			
2nd Home	1 Unit	\$484,350	\$726,525	75%	75%	
Investment	1 Unit	\$484,350	\$726,525	75%	75%	
	2 Units	\$620,200	\$930,300	70%	70%	
	3 Units	\$749,650	\$1,124,475			
	4 Units	\$931,600	\$1,397,400			

*FHLMC (LP) - Max Loan Amount = \$1,000,000

HIGH BALANCE / SUPER CONFORMING – CASH-OUT REFINANCE LTV MATRIX						
Occupancy		Contiguous States Max Loan*	Alaska / Hawaii Max Loan ¹	Max LTV/CLTV		Min FICO
				DU – Fixed / ARM	LPA – Fixed/ARM	
				LTV/CLTV	LTV/CLTV	
Primary	1 Unit	\$726,525	N/A	80%	80%	620
	2 Units	\$930,300		75%	75%	
	3 Units	\$1,124,475				
	4 Units	\$1,397,400				
2nd Home	1 Unit	\$726,525		75%	75%	
Investment	1 Unit	\$726,525		75%	75%	
	2 Units	\$930,300		70%	70%	
	3 Units	\$1,124,475				
	4 Units	\$1,397,400				

*FHLMC (LP) - Max Loan Amount = \$1,000,000

- Alaska and Hawaii do not have any high-cost areas in 2019



GENERAL REQUIREMENTS	
ELIGIBILITY	<ul style="list-style-type: none"> • All Fannie Mae or Freddie Mac guidelines apply. <ul style="list-style-type: none"> ○ LTV Eligibility Matrices <ul style="list-style-type: none"> ▪ Fannie Mae ▪ Freddie Mac • Manual Underwriting is not allowed on the following: <ul style="list-style-type: none"> ○ ARM loans ○ Freddie Mac loans ○ Manufactured Housing
BORROWERS	<ul style="list-style-type: none"> • Unexpired government issued ID's and social security number are required for each Borrower. • Land Home Financial Services Inc. will process a third-party social security number validation required for all Borrowers. • Maximum number of 4 borrowers, including accommodation mortgagors. • <u>Ineligible Borrowers</u> <ul style="list-style-type: none"> • Borrowers that are not legal residents including, but not limited to the following borrowers: <ul style="list-style-type: none"> ○ Diplomatic Immunity/Embassy Personnel, ○ Borrowers with deferred action status, which includes DACA, ○ Foreign Nationals, ○ Borrowers with Temporary Protected Status (TPS)
CREDIT	<p>620 FICO Requirement:</p> <ul style="list-style-type: none"> • Exception for No Credit Score (Fannie Mae Only): When borrowers have joint credit and one has a credit score and the other does not, and an Approve / Eligible is received, the loan is acceptable. <p>VOM/VOR as a standalone document is not permitted.</p> <ul style="list-style-type: none"> • Evidence must be supported by 12 months cancelled checks or auto payment with a copy of the lease/note to confirm the terms required. <p>Current year IRS taxes due:</p> <ul style="list-style-type: none"> • If borrower has not paid current year taxes due and is on extension, taxes must be paid current or taxes must be filed and have an approved IRS installment plan established. <p>Investment Properties using rental income to qualify:</p> <ul style="list-style-type: none"> • Borrowers must be qualified with primary housing expense. <ul style="list-style-type: none"> ○ Exceptions: Non-Borrowing spouse solely obligated to present housing mortgage. <p>Land Home Financial Services, Inc. will run Undisclosed Debt Monitoring (UDM) prior to closing. Any new inquiries and/or debt must be documented.</p>
EMPLOYMENT / INCOME	<p>Rental income received from a relative requires a documented 12-month payment history of rents.</p> <p>Amended tax returns are only acceptable for documented errors or omissions.</p> <p>Paystubs and W-2's may not be substituted with a written verification of employment.</p> <ul style="list-style-type: none"> • Does not apply to conventional Fannie Mae (DU) transactions that utilize Day 1 Certainty
ASSETS	<p>Gift donors cannot be on title or purchase contract as they do not meet the definition of "Gift" per agency definition.</p> <p>VOD's are not acceptable for asset documentation alone.</p> <ul style="list-style-type: none"> • May not apply to Day 1 Certainty loans.



GENERAL REQUIREMENTS	
PROPERTY COLLATERAL	<p>Transferred appraisal allowed under conforming loan amounts and fixed rate transactions only.</p> <p><u>Ineligible Properties / Locations:</u></p> <ul style="list-style-type: none"> • LHFS does not offer financing to properties that are secured by community land trusts (i.e., Illinois Land Trust). • Co-ops are not permitted. • Manufactured Homes – Leasehold Estate ownership • Unincorporated territories of the United States (borrowers and properties) are ineligible for financing. <ul style="list-style-type: none"> ○ Puerto Rico ○ US Virgin Islands ○ Guam ○ American Samoa ○ Swains Island
TITLE	<ul style="list-style-type: none"> • Any borrower holding title only must be a legal U.S. Resident. • Revocable Trusts (Living Trust) may be eligible on a case-by-case basis. • Split vesting is not allowed. Vesting must be 100% in a trust or 100% individual. <ul style="list-style-type: none"> ○ May be allowed on conforming conventional loans on an exception basis. • Title report may not be over 90 days old at the time loan docs are prepared. • Power of Attorney (POA's) are eligible on purchase and rate/term transactions only.
MORTGAGE INSURANCE (MI):	<p>Minimum, reduced, or custom insurance is not permitted. Must obtain Standard MI coverage.</p>
OTHER CONSIDERATIONS	<ul style="list-style-type: none"> • Maximum days allowed for seller rent back 60 days. • All loan documentation should not be over 90 days old at submission. • Property Assessed Clean Energy (PACE) aka: Home Energy Renovation Opportunity (HERO) subordination not permitted. Must be paid in full prior to closing. • Temporary Buy down loans not permitted.
HELPFUL LINKS	<p><u>Land Home Financial Additional Resources:</u></p> <ul style="list-style-type: none"> • eScenarios • www.Wholesale.LHFS.com • Multiple Financed Properties • Conventional - Submission Checklist • MCC – Submission Checklist (California only) <p><u>Agency Guidelines:</u></p> <ul style="list-style-type: none"> • Fannie Mae Selling Guide • Freddie Mac Selling Guide <p><u>Manufactured Housing:</u></p> <ul style="list-style-type: none"> • Manufactured Housing – Conventional Matrix

Each loan will be evaluated for layers of risk, reasonability, ability and willingness to repay debt. Additional items for consideration include but are not limited to payment shock, assets, reserves, negative balances in bank accounts, housing history, slow pays, financing management evidenced by credit and asset reviews, red flags, multiple layers of risk, etc. May require additional documentation or explanations above and beyond the AUS requirements.

Guidelines are for use by mortgage professionals only and subject to change without notice.

