

## MAXIMUM LTV\* / CLTV

Purchase							
Occupancy	Number of Units	Minimum Loan Amount	Maximum Loan Amount	Maximum LTV/CLTV	Minimum Credit Score	Minimum Reserves (Months) <sup>(1)</sup>	Maximum DTI
Primary	1 Unit	\$484,351	\$726,525	90%/90%	700	see below	43%
		\$484,351	\$726,525	80%/80%	680	see below	43%
	2 Unit	\$620,201	\$726,525	75%/75%	700	see below	43%
Second Home	1 Unit	\$484,351	\$726,525	80%/80%	680	see below	43%

Rate & Term Refinance							
Occupancy	Number of Units	Minimum Loan Amount	Maximum Loan Amount	Maximum LTV/CLTV	Minimum Credit Score	Minimum Reserves (Months)	Maximum DTI
Primary	1 Unit	\$484,351	\$726,525	80%/90%	700	see below	43%
		\$484,351	\$726,525	80%/80%	680	see below	43%
	2 Unit	\$620,201	\$726,525	75%/75%	700	see below	43%
Second Home	1 Unit	\$484,351	\$726,525	80%/80%	680	see below	43%

Cash-Out Refinance							
Occupancy	Number of Units	Minimum Loan Amount	Maximum Loan Amount	Maximum LTV/CLTV	Minimum Credit Score	Minimum Reserves (Months)	Maximum DTI
Primary	1 Unit	\$484,351	\$726,525	75%/75%	700	see below	43%
Second Home	1 Unit	\$484,351	\$726,525	75%/75%	720	see below	43%

<sup>(1)</sup> Minimum reserves if DU does not provide reserve requirements.

LHFS PROGRAM CODES	
LHFS Program Name	Program Codes
High Balance USA	JHBUSA30-104



## High Balance USA Program Highlights

- Up to 90% LTV
- Cash-out LTV up to 75%
- 7 years seasoning foreclosure, short sale, or DIL
- 7 years seasoning on BK
- Fully Amortizing Fixed Rate 30-year term
- Credit scores down to 680
- DTI up to 43%
- Gift funds allowed
- Loans up to \$726,525 (\$484,351 minimum loan amount)
- No pre-payment penalties
- Properties up to 10 acres allowed
- For owner occupied transactions there is no limit on number of financed properties the borrower owns
- Owner occupied, and 2nd homes
- Non-occupant co-borrower allowed (per DU)

### **HELPFUL LINKS:**

- [High Balance USA - Underwriting and Documentation Guidelines](#)



GENERAL REQUIREMENTS		
<b>APPRAISAL REVIEW</b>	FNMA 2075 not allowed in lieu of an appraisal. Property Inspection Waiver (PIW) not allowed. LHFS must order a CDA. Loans with a collateral uw score of 2.5 or lower are exempt from this requirement.	
<b>ASSETS</b>	<b>Source of Funds:</b> Follow DU requirements. <b>Cash Reserves:</b> If DU does not provide reserve requirements refer to the Product Matrix for reserve requirements.	
<b>CASH OUT</b>	Borrower must have held title for a minimum of 6 months from disbursement date. Properties listed for sale are ineligible for refinance unless the listing was withdrawn (or expired) prior to the date of closing.	
<b>CREDIT</b>	<b>Judgement, Liens, Collection, Charge-Off:</b> Collection accounts or charged-off accounts must be paid off as required by DU.  <b>Foreclosure, Short-Sale, Bankruptcy, Loan Modification:</b> At least seven (7) years must have elapsed since bankruptcy discharge or dismissal, foreclosure, notice of default (NOD), short sale or deed-in-lieu measured from the date of completion to the date of application.	
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<b>DEBT RATIO</b>	Max DTI is 43%	
<b>ELIGIBLE BORROWERS</b>	<b>Eligible Borrowers:</b> <ul style="list-style-type: none"> <li>• U.S. Citizens</li> <li>• All borrowers must have a valid social security number.</li> <li>• Non-Occupant Co-Borrowers allowed per DU</li> <li>• Permanent resident aliens               <ul style="list-style-type: none"> <li>• Copy of valid resident alien card must be included in loan file.</li> </ul> </li> <li>• Non-permanent resident aliens               <ul style="list-style-type: none"> <li>• Must be legally present in the U.S with an acceptable visa type</li> </ul> </li> </ul>	
	<b>Ineligible Borrowers:</b> <ul style="list-style-type: none"> <li>• Borrowers with only an ITIN (individual taxpayer identification number).</li> <li>• Irrevocable trusts.</li> <li>• Corporations, limited partnerships, general partnerships, and limited liability companies.</li> <li>• Foreign Nationals.</li> <li>• Borrowers with Diplomatic Immunity.</li> </ul>	
<b>FRAUDGUARD</b>	FraudGuard report or similar must be included in each file submission.	
<b>GIFT FUNDS</b>	Equity lines of credit, gift funds, and cash out from the subject property on a refinance transactions are not acceptable sources to meet the reserve requirement.	
<b>INELIGIBLE STATES</b>	US Territories and TX (Cash-Out Refi's)	
<b>MINIMUM LOAN SIZE</b>	\$484,351	
<b>OCCUPANCY</b>	Owner Occupied and Second Home	



GENERAL REQUIREMENTS									
PROPERTY TYPES	<p><b>Eligible properties:</b></p> <ul style="list-style-type: none"> <li>• 1-2 unit attached/detached owner-occupied properties.</li> <li>• 1-unit second homes.</li> <li>• Low/mid/high-rise new and established Fannie Mae warrantable condominiums. Condominiums with HOA in litigation are ineligible.</li> <li>• Planned Unit Development (PUD).</li> <li>• Properties with greater than 10 acres need to have three comparables with similar acreage.</li> </ul> <p><b>Ineligible properties include but are not limited to:</b></p> <ul style="list-style-type: none"> <li>• Manufactured Homes</li> <li>• Co-ops</li> <li>• Factory built housing</li> <li>• Properties held as leasehold</li> <li>• Condo hotel units</li> <li>• Log homes</li> <li>• Unwarrantable condominiums</li> <li>• Timeshare units</li> <li>• Geothermal homes</li> <li>• Unique properties</li> <li>• Mixed use properties</li> <li>• Commercially zoned properties.</li> <li>• Agriculturally zoned properties (agricultural/residential eligible)</li> <li>• Working farms</li> <li>• Hawaii lava zones 1-2 not allowed.</li> </ul>								
	RESERVES	<table border="1"> <thead> <tr> <th>Specifications</th> <th>Required Reserves</th> </tr> </thead> <tbody> <tr> <td>LTV/CLTV &gt; 80%</td> <td>3 months, verified PITI</td> </tr> <tr> <td>LTV/CLTV ≤ 80%</td> <td>2 months, verified PITI</td> </tr> <tr> <td>Second Homes</td> <td>4 months, verified PITI</td> </tr> </tbody> </table>	Specifications	Required Reserves	LTV/CLTV > 80%	3 months, verified PITI	LTV/CLTV ≤ 80%	2 months, verified PITI	Second Homes
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LTV/CLTV > 80%	3 months, verified PITI								
LTV/CLTV ≤ 80%	2 months, verified PITI								
Second Homes	4 months, verified PITI								
SECONDARY FINANCING	Allowed up to maximum CLTV per matrix. Must conform to FNMA requirements.								
SELLER CONCESSIONS	<ul style="list-style-type: none"> <li>• LTV between 75.01% - 90% max 6% contribution allowed.</li> <li>• LTV ≤ 75% max 9% contribution allowed</li> </ul>								

