

Primary Residence & Second Home				
Purchase and Rate/Term Refinance ¹				
Property Type	Max Loan Amount	Min Credit Score	Max LTV/CLTV	Min Reserves (P&I) ³
1-2 Units	\$1,000,000	740	70%	4 Months
		660	<=65%	4 Months
		640	<=65%	6 Months
3-4 Units	\$1,500,000	740	70%	4 Months
		660	<=65%	4 Months
		640	<=65%	6 Months
Cash-Out Refinance ^{1,4}				
Property Type	Max Loan Amount	Min Credit Score	Max LTV/CLTV	Min Reserves (P&I) ³
1-2 Units	\$1,000,000	740	60%	4 Months
		700	60%	6 Months
		700	55%	4 Months
		660	55%	6 Months
		660	<=50%	4 Months
3-4 Units	\$1,500,000	740	60%	4 Months
		700	60%	6 Months
		700	55%	4 Months
		660	55%	6 Months
		660	<=50%	4 Months
Footnotes				
¹ TX 50(a)(6)	TX 50(a)(6) Restrictions All refinance loans in Texas will be evaluated against the criteria outlined in our Conventional Underwriting Guidelines. Texas Refinances section to determine if the loan must be originated under the requirements of Section 50(a)(6) of the Texas Constitution. Texas refinance loans that must close under Section 50(a)(6) requirements are not eligible.			
² LTV Restrictions	<ul style="list-style-type: none"> • Subordinate Financing: Max LTV 70% when subordinate financing is present(subject to FICO) 			
³ Additional Reserves	<ul style="list-style-type: none"> • Additional 1 month PI for each additional financed property 			
⁴ Maximum Cash Out	<ul style="list-style-type: none"> • <u>Unlimited</u> Cash-out • Cash out net proceeds can be used for reserve requirement 			

Lending Guide	All loans must be underwritten to the standards contained within this matrix and the Lending Guide. Any guidance published on this matrix supersedes any guidance referenced within the Lending Guide. <ul style="list-style-type: none"> If guidance is not provided on this matrix or within the Lending Guide, please refer to the FNMA Seller Guide. 											
Qualifying Payment	7/6 ARM	30 Year Fixed	Interest Only									
	Qualify at higher of Start Rate or Fully Indexed Rate amortized over 30-year term	Qualify at Note Rate	Qualify at higher of Start Rate or Fully Indexed Rate amortized over 30-year term; 10 Year Interest-Only Period followed by 20 Year Amortization									
Eligible Borrower	Eligible	Ineligible										
	<ul style="list-style-type: none"> U.S Citizen Permanent Resident Alien Non-Permanent Resident Aliens <u>First-Time Homebuyer</u> Revocable Living Trusts 	<ul style="list-style-type: none"> Foreign Nationals <u>Non-occupant co-borrowers</u> Applicants possessing diplomatic immunity Borrowers from OFAC sanctioned countries Politically exposed borrowers Any material parties to transaction listed on HUD's Limited Denial of Participation (LDP) list, the federal General Services Administrative (GSA) Excluded Party list or any other exclusionary list 										
Power of Attorney	<ul style="list-style-type: none"> A power of attorney is allowed per FNMA guidelines (See FNMA B8-5-06) Power of Attorney is not allowed for Cash-Out Transactions 											
Appraisal Requirements	<ul style="list-style-type: none"> One appraisal with an interior inspection required One appraisal required for all loans <= \$1.5M <u>Transferred appraisal NOT allowed</u> <u>3rd Party Appraisal Review required: CDA report/Property analysis report from Clear Capital</u> Properties owned < 12 months must use lesser of original purchase price or new appraised value for LTV purposes 											
Non-Arm's Length Transactions	<ul style="list-style-type: none"> A Non-Arm's Length Purchase transaction is only allowed as Primary residence Reasonable explanation of the non-arm's length transactions is required if not already included in the file 											
Income	<ul style="list-style-type: none"> Wage Earner NOT available Minimum of two years of self-employment history P&L/4506-C NOT required Minimum 50% ownership required in business 											
Assets	<ul style="list-style-type: none"> Following FNMA guideline 100% gift allowed for closing costs, down payments, and reserves Business assets - a CPA letter explaining use of the funds will not have a negative impact on the business required Interested Party Contributions(IPC): limited to 6%/ can't exceed closing cost 											
Credit	<ul style="list-style-type: none"> Each borrower contributing income must have at least 3 trade lines opened for 12-months with activity Mortgage/Rental History: 0x30 during the past 12 months Rent-Free allowed for primary purchase transaction 											
	<p>Derogatory Credit Waiting Periods</p> <table border="1"> <thead> <tr> <th>Derogatory Event</th> <th>Waiting Period Requirement</th> </tr> </thead> <tbody> <tr> <td>Bankruptcy - Chapter 7,11, and 13</td> <td>4 years</td> </tr> <tr> <td>Foreclosure</td> <td>7 years</td> </tr> <tr> <td>Loan Modification</td> <td>2 years</td> </tr> <tr> <td>Deed-in-Lieu or Short Sale</td> <td>2 years</td> </tr> </tbody> </table> <p>Judgments, tax liens, collections, charge-offs and repossessions must be paid in full at or before loan closing. Collection accounts with documented disputes are excluded.</p>			Derogatory Event	Waiting Period Requirement	Bankruptcy - Chapter 7,11, and 13	4 years	Foreclosure	7 years	Loan Modification	2 years	Deed-in-Lieu or Short Sale
Derogatory Event	Waiting Period Requirement											
Bankruptcy - Chapter 7,11, and 13	4 years											
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HPML/HPCT	<ul style="list-style-type: none"> High-cost loans (Section 32) as defined by applicable state and/or local regulations are NOT permitted MTG MAC will purchase loans that are defined as HPML only if all of the requirements listed below are met along with applicable product guidelines - QM Points and Fees audit must pass - Escrows/Impounds are required for property taxes and insurance - All federal and state guidelines are met 											