



Investor Flex 30 Year Fixed - Blue Matrix

Investment Only

PURCHASE & RATE AND TERM REFINANCE

Units	Max Loan Size	DSCR	Max LTV/CLTV/HCLTV ¹	Min FICO	Months of Reserves
1 Unit	\$2,000,000	≥ 1.15	65%	700	12
	\$1,500,000		70%	680	
	\$1,000,000	60%	660		
	\$1,000,000	70%	720		
	\$1,000,000	≥ 1.00	60%	660	
2 Unit	\$2,000,000	≥ 1.15	60%	700	12
	\$1,500,000		70%	680	
	\$1,000,000	60%	660		
	\$1,000,000	70%	720		
	\$1,000,000	≥ 1.00	60%	660	

Feedback

PURCHASE & RATE AND TERM REFINANCE

	\$1,500,000		60%	680	
		≥			
3-4	\$1,000,000	1.15	65%	680	
Unit					12
		≥			
	\$1,000,000	1.00	65%	720	

¹Max LTV reduction of 10% is required when the subject property is in a declining market

CASH-OUT REFINANCE

Units	Max Loan Size	DSCR	Max LTV/CLTV/HCLTV ¹	Min FICO	Months of Reserves
	\$1,500,000		55%	740	
		≥			
1-4	\$1,000,000	1.15	60%	720	
Unit					12

¹Max LTV reduction of 10% is required when the subject property is in a declining market

FIRST-TIME INVESTORS

Feedback

Max loan size \$1,000,000.	Minimum reserves 15 months.	Minimum DSCR 1.15	Minimum FICO 720.	Short term rental ineligible
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BASIC PRODUCT PARAMETERS

Minimum loan amount \$100,000	No appraisal waivers allowed	Second appraisal required for loan amounts > \$1,500,000	Manufactured Homes not permitted
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BASIC PRODUCT PARAMETERS

First time homebuyers not permitted	5% LTV reduction for Short Term Rental properties (Min DSCR 1.15, 1 unit only)	Loan must be deemed business purpose loans and be exempt from the ATR and QM	
Temporary buydowns not available	Prepayment Penalties: 3/2/1; 2/1; 1/1	Prepayment Penalties by state as permissible by law	Cash Out proceeds limited to \$350,000 on 1 Unit, \$150,00 on 2-4 Unit
Cash Out proceeds can't be used as reserves	Six months additional reserves needed for each additional financed property	See Escrow Waiver Policy for eligibility and state criteria	

STATE REQUIREMENTS

Not permitted in West Virginia or for Texas 50(a)(6).

**Please refer to the current Investor Flex Guidelines for detailed underwriting guidelines and documentation requirements. All borrowers on loan file must meet FICO requirement **

DATE UPDATED: 7/26/2023

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