



Investor Flex 30 Year Fixed - Pink Matrix

Investment Only

PURCHASE & RATE AND TERM REFINANCE

Units	Max Loan Size	DSCR	Max LTV/CLTV/HCLTV	Min FICO	Months of Reserves
1-4 Unit	\$3,000,000	≥ 1.00	80%	700	3
			75%	680	
		≥ 1.20	70%	660	

Feedback

CASH-OUT REFINANCE

Units	Max Loan Size	DSCR	Max LTV/CLTV/HCLTV	Min FICO	Months of Reserves
1-4 Unit	\$2,500,000	≥ 1.00	75%	700	3
			70%	680	

BASIC PRODUCT PARAMETERS

Minimum loan amount \$50,000	No appraisal waivers allowed	Cash out proceeds can be used as reserves	Cash Out proceeds limited to \$500,000
First time homebuyers not permitted	Manufactured Homes not permitted	Loan must be deemed a business purpose loan and be exempt from the ATR and QM	
Temporary buydowns not permitted	Prepayment Penalties: 3/2/1; 2/1; 1/1	Prepayment Penalties by state as permissible by law	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: 12/6/2023

PROPRIETARY AND CONFIDENTIAL TO UWM - FOR USE BY UWM APPROVED PARTIES ONLY. NMLS #3038 

Feedback