



When You're Looking for...
Home Loan Options

WE HAVE THE BEST VIEW

Nationwide HB Conforming • Jumbo • Conforming • FHA • USDA • VA • Portfolio  EQUAL HOUSING LENDER

Conventional Matrix for 10, 15, 20, 25 and 30-Year Fixed (Flex Terms Available)

PURCHASE & RATE/TERM REFINANCE

Occupancy Type	PRIMARY			SECOND HOME			INVESTMENT		
	LPA	DU	LPA & DU	LPA	DU	LPA & DU	LPA	DU	LPA & DU
AUS Engine	Max LTV/CLTV/HCLTV		Min FICO	Max LTV/CLTV/HCLTV		Min FICO	Max LTV/CLTV/HCLTV		Min FICO
1-Unit	95%	97%	640	90%	90%	640	80% Purchase	80% Purchase	640
1-Unit Manufactured	95%	95%	640	85%	85%	640	N/A	N/A	N/A
2-Units	85%	85%	640	N/A	N/A	N/A	75%	75%	680
3 to 4-Units	80%	75%	640	N/A	N/A	N/A	75%	75%	680

CASH OUT REFINANCE

Occupancy Type	PRIMARY			SECOND HOME			INVESTMENT		
	LPA	DU	LPA & DU	LPA	DU	LPA & DU	LPA	DU	LPA & DU
AUS Engine	Max LTV/CLTV/HCLTV		Min FICO	Max LTV/CLTV/HCLTV		Min FICO	Max LTV/CLTV/HCLTV		Min FICO
1-Unit	80%	80%	640	75%	75%	640	75%	75%	640
1-Unit Manufactured	65%	65%	640	N/A	N/A	N/A	70%	70%	640
2 to 4-Units	75%	75%	640	N/A	N/A	N/A	70%	70%	640
3 to 4-Units	75%	75%	640	N/A	N/A	N/A	70%	70%	640

BASIC PRODUCT PARAMETERS

For a primary purchase (Including Manufactured & 2-Units) using DU and 95.01-97% LTV at least one borrower must be a first time home buyer

Existing Fannie Mae loans can refinance primary home for LTV 95.01-97% (> than 95% LTV)

Manufactured Homes are permitted if Multi-Wide (Not Single-Wide)

CLTV and HCLTV are not to exceed the LTV on manufactured properties

Only 1 Cash-out refinance for manufactured properties is permitted on loan terms ≤ 20 years.

All loans over 80% LTV require BPMI Mortgage Insurance LPMI Mortgage Insurance (see link)

[BPMI vs LPMI](#)

Minimum loan amount \$125,000 and maximum loan amount is based on the conforming loan limit for number of units and county

Fannie Mae DU findings of Approve/Eligible and/or Freddie Mac LP Findings of Accept/Eligible are run prior to Submission to Underwriting

Possible for Appraisal Waivers (PIW and ACE will be determined when running DU & LP automated decisioning)