



Fixed Rate and Fixed Period ARMs(Full/Alt Documentation)

Finance Type	Purchase and Rate/Term Refinances			Cash Out Refinances		
Occupancy	Owner-Occupied	Second Home	Investment Property	Owner-Occupied	Second Home	Investment Property
Maximum LTV/CLTV	Standard	Standard	Standard	Standard	Standard	Standard
1-Unit Properties	95/95% ¹	90/95%	80/90%	90/90%	80/90%	80/85%
2-Unit Properties	95/95%	N/A	80/90%	80/90%	N/A	80/85%
3-4 Unit Properties	80/80% ²		75/75%	75/75%		70/70%
Eligible Property Types	Attached/Detached SFRs and PUDs, Low-/High-Rise Condos, 2-4 Units and Factory-Built Housing (modular, panelized, and prefabricated).					
Underwriting Method	Loans must be underwritten through DU™ and receive an EA I,II, or III Eligible response. Minimum credit scores will be determined by DU™, but will not be less than 620. Loans that receive a Refer with Caution Level IV response are not eligible for purchase					
Temporary Buydowns	Eligible Plans: 3-2-1, 2-2-1, 2-1, 1-1-1, 1-1, 1, or 2.0-1.5-1.0-0.5 Owner occupied, 1-2 Units: Qualify at the Second Year Rate Second Home: Qualify at the Note Rate Investment Properties: Not Allowed Interest Only: Buydowns Not Allowed					
Additional Restrictions	¹ 105% CLTV may be allowed with an approved Community Second loan on standard amortization loans ² Eligible only with an executed Occupancy Declaration. Refer to the Guide for complete program details. In addition to these guidelines, MI company parameters must also be met.					



Underwriting Addendum

Loan Program Names and Terms

Fixed Rate Programs	Loan Terms	ARM Programs	Loan Terms
Conf 15 Exp Appr'l Level 1	10, 15	Conf ARM 5/1 w/2-2-6 Caps EA 1 - 1y LIB	30, 40
Conf 15 Exp Appr'l Level 2	10, 15	Conf ARM 5/1 w/2-2-6 Caps EA 2 - 1y LIB	30, 40
Conf 15 Exp Appr'l Level 3	10, 15	Conf ARM 5/1 w/2-2-6 Caps EA 3 - 1y LIB	30, 40
Conf 30 Exp Appr'l Level 1	20, 25, 30, 40	Conf ARM 7/1 EA 1 - UST	30, 40
Conf 30 Exp Appr'l Level 2	20, 25, 30, 40	Conf ARM 7/1 EA 2 - UST	30, 40
Conf 30 Exp Appr'l Level 3	20, 25, 30, 40	Conf ARM 7/1 EA 3 - UST	30, 40
		Conf ARM 10/1 EA 1 - UST	30, 40
		Conf ARM 10/1 EA 2 - UST	30, 40
		Conf ARM 10/1 EA 3 - UST	30, 40

Borrower Qualification	<p>Fixed Rate and Fixed Period ARM: Borrower is qualified at the Note rate.</p>	Qualifying Ratios	<p>Maximum qualifying ratios: Determined by DU.</p>
		Credit	<p>Minimum credit score(s) will be determined by DU. The minimum credit score(s) will never be lower than 620</p> <p>Credit requirements will be determined by DU</p> <p>General Credit Guidelines</p> <p>Chapter 7 Bankruptcy: 60 months since discharge Chapter 13 Bankruptcy: 36 months since discharge Foreclosure, Notice of Default, etc: 60 months since discharge</p>
Down Payment, Reserves & Source of Funds	<p>Percentage of Borrower's Funds: ≤ 95% LTV: The borrower must contribute a minimum 5% of the purchase price from the borrower's own funds.</p> <p>If the LTV/CLTV is less than or equal to 80%, the entire down payment may be a gift.</p> <p>Reserves: Reserves are determined by the DU.</p> <p>Refer to the Guide for details.</p>	Interested Party Contributions	<p>Owner Occupied and Second Home: LTV/CLTV: > 90%: 3% < 90% and > 75%: 6% < 75%: 9% Investment Property: All LTV/CLTVs: 2%</p> <p>Cash or items of value, such as giveaways, passed to the buyer by the seller to encourage the buyer to purchase the property and excessive interested party contributions are considered sales concessions. If there is a sales concession present, the LTV/CLTV is calculated using the lower of the reduced sales price (after the reduction for all sales concessions, including excess financing contributions) or the appraised value.</p>
		Mortgage Insurance Requirements	<p>MI Coverage: 25, 30 & 40-year: 90.01-95%: 30% 85.01-90%: 25% 80.01-85%: 12% 10, 15 & 20-year: 90.01-95%: 25% 85.01-90%: 12% 80.01-85%: 6% All terms with LTV > 95%: 35%</p> <p>FSPMI: Not allowed. A minus rates apply.</p>
Maximum Number of Financed Properties	<p>If the subject property is a primary residence, there is no limit to the maximum number of financed properties. If the subject property is a second home or investment property, the borrower(s) can have no more than four properties financed including the subject property.</p> <p>The maximum number of America HomeKey first lien mortgages permitted to one borrower is three. (One primary, one secondary and one investment)</p>		
Eligible Borrowers	<p>U.S. Citizens, Permanent and Non-Permanent Resident Aliens are allowed with a valid Social Security number. Inter Vivos Revocable Trusts and Non-Occupant Co-Borrowers are allowed with restrictions, refer to the Guide for individual program limitations. Non-Resident aliens are not allowed.</p>		