

OVERLAYS	
All Programs	
Appraisals	Transferred appraisal are OK All appraisals must be ordered through an AMC The broker cannot be the Lender/Client
Borrower Eligibility	<ul style="list-style-type: none"> <li>All borrower must have at least 1 credit score</li> <li>All borrowers must have a social security number, ITINs are not allowed</li> </ul>
Broker/Borrower/LO	<ul style="list-style-type: none"> <li>Borrowers who work for the submitting broker must be approved by management</li> <li>Borrowers acting as their own LO must be 2nd signed by UW management</li> </ul>
Financed Properties	Limited to a maximum of 4 loans to one borrower and up to \$1.5MM.
Manufactured Homes	640 min FICO
Minimum FICO	<ul style="list-style-type: none"> <li>600 FHA &amp; VA</li> <li>620 Conventional</li> <li>640 USDA</li> </ul>
Minimum Loan Amount	\$50,000
Power of Attorney	Allowed for active duty military personnel, military contractors, extenuating circumstances, and documented medical conditions.
Repair Escrows	Not allowed
Tax Transcript	W2 transcripts for wage earners is OK when required
Texas 50(a)(6) & 50(f)	Allowed on Fannie Mae and Freddie Mac only; Fixed Rate only.
CONVENTIONAL PROGRAM OVERLAYS	
Fannie Mae Conforming and High Balance	
AUS Decision	DU Approve/Eligible No Manual Underwrites (AUS Refer)
S/E Borrower	Borrower filed extension, a P&L for prior year must be provided. YTD P&L only for loan apps dated >120 days after the end of the business tax year.
Mortgage Insurance	Acceptable MI Types: <ul style="list-style-type: none"> <li>Borrower Paid Monthly</li> <li>Borrower Paid Single Premium</li> <li>Borrower Paid Financed: Gross LTV cannot exceed meMortgage's program maximum</li> <li>Lender Paid Single Premium</li> </ul>
HomeReady	
Product	ARMs and 25-year terms not permitted.
AUS Decision	DU Approve/Eligible No Manual Underwrites (AUS Refer)
Freddie Mac	
AUS Decision	LPA Accept/Eligible. Manual Underwrite ineligible.
Repair Escrows	Not allowed
Mortgage Insurance	Acceptable MI Types: <ul style="list-style-type: none"> <li>Borrower Paid Monthly</li> <li>Borrower Paid Single Premium</li> <li>Lender Paid Single Premium</li> <li>No financed or split PMI</li> </ul>
Home Possible	
Product	ARMs and 25-year terms not permitted.

GOVERNMENT PROGRAM OVERLAYS	
<b>FHA Standard</b>	
<b>Appraisals</b>	Transferred appraisal are OK All appraisals must be ordered through an AMC The broker cannot be the Lender/Client
<b>Credit Score</b>	Min 580 credit score Min 580 for Streamlines Min 620 for Manual Underwrites No FICO co-borrowers - not allowed
<b>Investment Properties</b>	Streamline only
<b>Streamline &amp; Cash Out Seasoning</b>	Prior to case number assignment: <ul style="list-style-type: none"> <li>• Six (6) consecutive monthly payments must be made on the subject property being refinanced</li> <li>• Six (6) months must have passed since the first payment due date of the subject property</li> <li>• Minimum of 210 days must have passed since the closing date of the subject property.</li> </ul>
<b>VA Standard</b>	
<b>AUS Decision</b>	Manual underwrites OK -Max DTI of 50% Manual DTIs over 41/41 require compensating factors.
<b>Credit Score</b>	Minimum 600 credit score. 1 FICO score is OK
<b>Cash Out</b>	Max 90% LTV/CLTV
<b>Property Listed for Sale (Refinance)</b>	If the property was listed for sale within the prior 12 months but is not currently listed for sale: Cash-out only eligible if the listing is expired/canceled or withdrawn 180 days prior to the application date. The appraised value should be at least 10% below the lowest listing price. If the appraised value is not at least 10% less than the lowest list price, the underwriter must address the variance satisfactorily. The borrower must provide written confirmation of their intent to occupy property as their primary residence.
<b>Maximum Loan Amount</b>	\$1,500,000 for all states 700 FICO required for all loan amounts over \$1,000,000
<b>Short Sale</b>	2-4 unit properties subject to a Short Sale Agreement must have been listed on the MLS for a minimum of 30 days prior to the execution of the sales contract. Properties designated as an "Exclusive Listing" are ineligible.

GOVERNMENT PROGRAM OVERLAYS	
<b>IRRRL &amp; Cash Out Seasoning</b>	<p>Except as noted below, all VA IRRRL and Cash-Out refinance loans, including payoff of a construction loan, the note date of the new refinance loan must be on or after the later of:</p> <ul style="list-style-type: none"> <li>The date that is 210 days after the first payment due date of the loan being refinanced, and</li> <li>The date on which the sixth monthly payment is made on the loan being refinanced.</li> </ul> <p>VA loans Refinancing Non-Mortgage Debts secured by the subject property such as tax or mechanic liens are not subject to the seasoning requirements stated above.</p> <p>VA loans refinancing mortgages without scheduled monthly payments such as reverse mortgages, are not subject to the seasoning requirements.</p> <p>Permanent Financing Construction Loans may or may not be subject to the Seasoning Requirements depending on the circumstances;</p> <ul style="list-style-type: none"> <li>In cases where the permanent financing is guaranteed under VA's Loan Guaranty Program as a Refinance transaction, the seasoning requirement must be met</li> <li>If the loan is structured and guaranteed as a Purchase transaction, the loan is not subject to the seasoning requirements stated above.</li> <li>Similar to VA loans refinancing mortgages without scheduled monthly payments, certain permanent financing construction loans may be exempt from the seasoning requirements when the construction loan that is being refinanced, by its own terms, doesn't provide for a minimum of six-monthly payments.</li> </ul>
IRRRL	
<b>Appraisal</b>	<p>An AVM is required on all VA IRRRLs for determination of LTV ratios, unless</p> <ul style="list-style-type: none"> <li>The subject property was purchased within the most recent 12 months, original purchase price may be used for determination of LTV ratios, or</li> <li>If no AVM is used the LTV will be based on the current outstanding loan balance.</li> </ul> <p>* Note: Refer to VA IRRRL Net Tangible Benefit section for LTV determination</p>
<b>Credit Score</b>	600 Minimum FICO
<b>Occupancy</b>	<p>1-4 unit owner-occupied primary residence (2-4 unit ineligible on high balance).            1 unit second home (ineligible on high balance).            1-4 unit investment (ineligible on high balance).</p>
<b>Fee Recoupment</b>	<p>For an IRRRL that results in a lower monthly principal and interest payment, all fees except taxes, amounts held in escrow, and fees paid under chapter 8 of the VA lenders Handbook must be recouped by the savings from the lower monthly payments within 36 months of the note date.</p> <p>For an IRRRL that results in the same or higher monthly principal and interest payment, the Veteran must incur no fees, closing costs, or expenses other than taxes, amounts held in escrow, and fees paid under chapter 8 of the VA lenders Handbook</p>
<b>Loan Type</b>	15 & 30 year fixed rate mortgages only
<b>LTV/CLTV</b>	Maximum 125% LTV/Unlimited CLTV
<b>Maximum Loan Amount</b>	\$1,500,000 in all states
<b>Mortgage History</b>	0 x 30 in previous 12 months
<b>Net Tangible Benefit</b>	<ul style="list-style-type: none"> <li>For refinances in which the original loan being refinanced and the new refinance loan both have a fixed mortgage interest rate, the interest rate must be reduced by a minimum of 0.50%.</li> <li>The lower interest rate may not be produced solely from discount points unless:               <ul style="list-style-type: none"> <li>Such points are paid at closing, and</li> <li>Such points are not added to the principal loan amount, unless:                   <ul style="list-style-type: none"> <li>The discount point is less than or equal to one discount point when LTV ratio is less than or equal to 100%.</li> <li>The discount point is less than or equal to two discount point when LTV ratio is less than or equal to 90%</li> </ul> </li> <li>A Drive by or full interior/exterior appraisal, or an AVM is required when discount points are added to the principal balance of the loan.</li> </ul> </li> </ul>

<b>GOVERNMENT PROGRAM OVERLAYS</b>	
<b>USDA</b>	
<b>AUS Decision</b>	A GUS Accept/Eligible
<b>Credit Score</b>	Min 640 credit score

