

Conforming-Freddie Mac (LPA)

Primary Residence

Purchase and Rate & Term Refinance

Units	LTV	CLTV	Max HCLTV	Credit Score
1	95%	95%	95%	620
2	85%	85%	85%	620
3-4	80%	80%	80%	620

Cash Out Refinance

1	80%	80%	80%	620
2-4	75%	75%	75%	620

Second Home

Purchase and Rate & Term Refinance

Units	LTV	CLTV	Max HCLTV	Credit Score
1	90%	90%	90%	620

Cash Out Refinance

1	75%	75%	75%	620
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Investment Properties

Units	LTV	CLTV	Max HCLTV	Credit Score
Purchase				

1	80%	80%	80%	620
2-4	75%	75%	75%	620

Rate & Term Refinance

1	85% ³	85%	85%	620
2-4	75%	75%	75%	620

Cash Out Refinance

1	75%	75%	75%	620
2-4	70%	70%	70%	620

2024 Loan Limits

Units	Standard
1	\$766,550
2	\$981,500
3	\$1,186,350
4	\$1,474,400

Use this [link](#) to determine geographic eligibility and maximum loan amount.
 Note: Minimum loan amount is \$100k. Loan amounts < \$100k allowed on exception only basis.

Super Conforming Fixed Products

PRIMARY RESIDENCE

Units	LTV	CLTV	Maximum HCLTV	Credit Score
Purchase and Rate & Term Refinance				
1	95% ¹	95%	95%	620
2 - 4	80%	80%	80%	620
Cash Out Refinance²				
1	80%	80%	80%	620
2 - 4	75%	75%	75%	620
SECOND HOME				
Purchase and Rate & Term Refinance				
1	85% ¹	85%	85%	620
Cash Out Refinance²				
1	75%	75%	75%	620
INVESTMENT PROPERTIES				
Purchase and Rate & Term Refinance				
1	85% ¹	85%	85%	620
2 - 4	75%	75%	75%	620
Cash-Out Refinance²				
1	75%	75%	75%	620
2 - 4	70%	70%	70%	620

¹ LTV > 80% subject to MI requirements.

² Cash out Refinance Existing First Mortgage must be seasoned at least 12 months (time between the Note Date of exiting mortgage and Note Date of the cash out mortgage. Does not apply when the existing mortgage is a HELOC or if existing is special purpose cash out mortgage under Section 4301.6 of Freddie Mac selling guide. LPA will return feedback messages

2024 High Balance Loan Amounts

	Minimum Loan Amount	Maximum Loan Amount
1	\$766,500	\$1,089,300
2	\$929,850	\$1,394,775
3	\$1,123,900	\$1,685,850
4	\$1,396,800	\$2,095,200

Use this [link](#) to determine geographic eligibility and maximum loan amount

Eligibility (General)

For origination through closing, follow all Freddie Mac Guidelines

Agency Guideline Link	Guide Home (freddiemac.com)
Accessory Units (ADU)	Follow Freddie Mac Guides
Age of Credit Documentation	Credit/Income/Employment verifications must be dated no more than 120 calendar days before the Note Date.
Appraisal	<p>Per AUS Findings</p> <p>Full Appraisal:</p> <ul style="list-style-type: none"> • A full interior/exterior appraisal report. • Acceptable appraisal reports (based on property type) include: <ul style="list-style-type: none"> • Uniform Residential Appraisal Report (Form 1004) • Individual Condominium Unit Appraisal Report (Form 1073) • Manufactured Home Appraisal Report (form 1004C) • Small Residential Income Property Appraisal Report (Form 1025) <p>Desktop appraisal</p> <ul style="list-style-type: none"> • Must be completed on the Desktop form (1004 Desktop)

	<p>Appraisal transfers:</p> <ul style="list-style-type: none"> Follow Appraisal Independence Requirement Policy and Procedures 				
Appraisal (Condo)	Follow AUS (Freddie Guides)				
Appraisal Waivers	<p>Per LPA Findings</p> <table border="1"> <thead> <tr> <th style="background-color: #92d050;">Eligible Transactions</th> <th style="background-color: #92d050;">Ineligible Transactions</th> </tr> </thead> <tbody> <tr> <td> <ul style="list-style-type: none"> LPA Accept one-unit properties, including condos; principal residence and second home transactions; investment property refinance transactions; certain purchase, limited cash-out, and cash-out refinance transactions; and </td> <td> <ul style="list-style-type: none"> HPML loans Manufactured Homes Leasehold properties Mortgages for which an appraisal has been obtained in connection with the mortgage Properties subject to resale restrictions Construction to Perm Renovation Mortgages Mortgages with Freddie Mac Settlement Dates more than 120 days from the Note Date Non-arm's length transactions Purchases on REO properties (as identified in the sales contract) Mortgages with an estimate of value or purchase price greater than \$1,000,000 Properties listed in disaster areas A contaminated site or hazardous substance exists affecting the property or the neighborhood in which the property is located Adverse physical property conditions that are apparent based on the review of the sales contract, property inspection, disclosure from the borrower or seller. Texas 50(a)(6) refinance loans (cash-out and limited cash-out refinance transactions) Mortgages secured by a property where the property owner at the time of sale is a lender or a government entity. CHOICERenovation Mortgages Rental income from an ADU on a subject 1-unit Primary Residence </td> </tr> </tbody> </table>	Eligible Transactions	Ineligible Transactions	<ul style="list-style-type: none"> LPA Accept one-unit properties, including condos; principal residence and second home transactions; investment property refinance transactions; certain purchase, limited cash-out, and cash-out refinance transactions; and 	<ul style="list-style-type: none"> HPML loans Manufactured Homes Leasehold properties Mortgages for which an appraisal has been obtained in connection with the mortgage Properties subject to resale restrictions Construction to Perm Renovation Mortgages Mortgages with Freddie Mac Settlement Dates more than 120 days from the Note Date Non-arm's length transactions Purchases on REO properties (as identified in the sales contract) Mortgages with an estimate of value or purchase price greater than \$1,000,000 Properties listed in disaster areas A contaminated site or hazardous substance exists affecting the property or the neighborhood in which the property is located Adverse physical property conditions that are apparent based on the review of the sales contract, property inspection, disclosure from the borrower or seller. Texas 50(a)(6) refinance loans (cash-out and limited cash-out refinance transactions) Mortgages secured by a property where the property owner at the time of sale is a lender or a government entity. CHOICERenovation Mortgages Rental income from an ADU on a subject 1-unit Primary Residence
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Assets	<p>Follow LPA for required documentation</p> <p>Evaluating Large Deposits When bank statements (typically covering the most recent two months) are used, the underwriter must evaluate large deposits, which are defined as a single deposit that exceeds 50% of the total monthly qualifying income for the loan. Requirements for evaluating large deposits vary based on the transaction type, as shown on in the table below.</p> <p>NOTE: If the deposit falls within 50% of the gross income an explanation is not required. If an explanation is obtained and the source per the explanation is cash the deposit must be backed out of the assets.</p> <p>NOTE: if the source of a large deposit is readily identifiable on the account statement(s), such as direct deposit from an employer (payroll), the Social Security Administration, or IRS or state income tax refund, or a transfer of funds between verified accounts, and the source of the deposit is printed on the statement, the underwriter does not need to obtain further documentation.</p> <p>However, if the source of the deposit is printed on the statement, but the underwriter still has questions as to whether the funds may have been borrowed, additional documentation may be required.</p>				
AUS	Freddie Mac LPA Accept. Manual UW not allowed				
Bankruptcy	Bankruptcy docs and discharge notice not required if reflected on credit report, unless clarification needed by UW				

<p>Borrower Eligibility</p>	<p>Maximum of 5 borrowers</p> <ul style="list-style-type: none"> • U. S. Citizens • Permanent Resident <ul style="list-style-type: none"> ○ Provide Alien Registration Card (USCIS Form I-551) • Non-Permanent Resident Alien <ul style="list-style-type: none"> ○ Must be a legally present as evidence by a social security number; and ○ Have current, verified status, with a valid employment authorization document (EAD), and documentation showing immigration status is current (i.e., Green Card, work visa, etc.) <ul style="list-style-type: none"> ▪ Visa Must be valid for at least 90 days from the funding date. The name of the employer sponsoring the visa must appear on the visa documentation. • Inter-Vivos Revocable (Living) Trust <p>Ineligible Borrowers</p> <ul style="list-style-type: none"> • Foreign Nationals • Trailing income borrowers • Tax Identification Number (TIN)
<p>Borrower Minimum Contribution</p>	<ul style="list-style-type: none"> • No minimum borrower investment from borrowers' own funds is required if: <ul style="list-style-type: none"> ○ 1 Unit Primary Residence regardless of LTV/CLTV/HCLTV • Second home > 80% LTV: Minimum 5% from borrower's own funds • Verification of sufficient funds to qualify for the mortgage transaction (i.e., any funds required to be paid by the borrower and borrower reserves) are not required when the transaction is a refinance, and funds required to be paid by the borrower are \$500 or less, and no reserves are required for the transaction by LPA. • Refer to Non-Occupant Co-Borrower Section for down payment requirements. • Investment Property 80.01-85% LTV – Refer to Mortgage Insurance Section for requirements
<p>Credit</p>	<ul style="list-style-type: none"> • Frozen Credit <ul style="list-style-type: none"> • If the borrower's credit information is frozen at one of the credit repositories for borrowers who have traditional credit, the credit report is still acceptable as long as <ul style="list-style-type: none"> ○ Credit data is available from two repositories, ○ A credit score is obtained from at least one of those two repositories, and ○ A three in-file merged report was requested by Community Wholesale Lending. • Loans for borrowers with credit data frozen at two or more of the credit repositories will not be eligible. • 30 day accounts <ul style="list-style-type: none"> • Documentation is required to verify that the borrower has sufficient funds to cover the unpaid balance of all 30-day charge accounts. • Example: American Express balance is paid monthly. Current balance is \$1300. Borrower must provide evidence of funds to pay entire balance in addition to any regular reserve requirements and closing costs. The \$1300 balance is not counted in the DTI ratios. • Disputed Accounts – Follow AUS • All garnishments with more than ten months remaining must be included in the borrower's DTI ratios. • Judgments and liens must be paid off and released at or prior to closing. • If paying off a revolving account to qualify prior to or at close of escrow, account must be paid to zero (\$0) in order to not count in debt ratio. <ul style="list-style-type: none"> ○ Paying down credit to qualify is not eligible. ○ Funds to pay account in full must be verified in file. • Debts Paid by Others (Contingent Liability) <ul style="list-style-type: none"> • A non-mortgage debt i.e. installment (other than mortgages), revolving, monthly lease payment, may be excluded from the DTI when the following requirements are met: <ul style="list-style-type: none"> ○ A party other than the borrower has been making timely payments for the most recent 12 months (regardless of whether the party is obligated on the debt) ○ The party making the payments is not an interested party to the subject property or mortgage transaction. • A mortgage debt may be excluded from the DTI when the following requirements are met: <ul style="list-style-type: none"> ○ A party other than the borrower has been making timely payments for the most recent 12 months, ○ The party making the payments is obligated on the Note for the mortgage that is being excluded, ○ The party making the payments is not an interested party to the subject property or mortgage transaction. • Business Debt in Borrowers Name <ul style="list-style-type: none"> • When a self-employed borrower claims that a monthly obligation that appears on his/her personal credit report (such as a Small Business Administration loan) is being paid by the borrower's business, the lender must confirm that it verified that the obligation was actually paid out of company funds and that this was considered in its cash flow analysis of the borrower's business. <ul style="list-style-type: none"> ○ The account payment does not need to be considered as part of the borrower's DTI ratio if: <ul style="list-style-type: none"> ▪ the account in question does not have a history of delinquency, ▪ the business provides acceptable evidence that the obligation was paid out of company funds (such as 12 months of canceled company checks), and

	<ul style="list-style-type: none"> ▪ the lender’s cash flow analysis of the business took payment of the obligation into consideration. ○ The account payment must be considered as part of the borrower’s DTI ratio in any of the following situations: <ul style="list-style-type: none"> ▪ If the business does not provide sufficient evidence that the obligation was paid out of company funds. ▪ If the business provides acceptable evidence of its payment of the obligation, but the lender’s cash flow analysis of the business does not reflect any business expense related to the obligation (such as an interest expense – and taxes and insurance, if applicable – equal to or greater than the amount of interest that one would reasonably expect to see given the amount of financing shown on the credit report and the age of the loan). It is reasonable to assume that the obligation has not been account for in the cash flow analysis. ▪ If the account in question has a history of delinquency. To ensure that the obligation is counted only once, the lender should adjust the net income of the business by the amount of interest, taxes, or insurance expense, if any, that related to the account in question.
DTI	<p>Determined by AUS</p> <p>DTI Must Include:</p> <ul style="list-style-type: none"> • Lease Payments – regardless of time remaining on lease. • Revolving accounts regardless of time remaining, unless account is paid to zero (\$0) prior to or at closing. • If payment is not shown, use 5% of outstanding balance • Installment Debt (not secured by a financial asset – i.e., student, auto, personal loans and timeshares) <ul style="list-style-type: none"> ○ All installment debt with > 10 months remaining must be included in DTI, even if deferred. ○ Installment debt with less than 10 months should be considered in the DTI if it significantly affects the borrower’s ability to meet his/her credit obligations. For guidance on refer to Credit Section above. • Use credit report payment for current HELOC payments <ul style="list-style-type: none"> ○ In the absence of a monthly payment on the credit report, and if there is no documentation in the mortgage file indicating a monthly payment amount, use 1.5% of the outstanding balance for the HELOC monthly payment amount. ○ Documentation of HELOC terms, including the monthly payment amount, is required for HELOC’s originated concurrently with the first lien mortgage. • Student loans in repayment, deferment or forbearance <ul style="list-style-type: none"> ○ If the monthly payment amount is greater than zero, use the monthly payment amount reported on the credit report or other file documentation, or ○ If the monthly payment amount reported on the credit report is zero, use 0.5% of the outstanding balance, as reported on the credit report. • Student loan forgiveness, cancelation, discharge and employment-contingent repayment programs <ul style="list-style-type: none"> ○ The student loan payment may be excluded from the monthly DTI provided the file contains documentation that indicates the following: <ul style="list-style-type: none"> ▪ The student loan has 10 or less monthly payments remaining until the full balance of the student loan is forgiven, canceled, discharged or in the case of an employment-contingent repayment program, paid, or ▪ The monthly payment on a student loan is deferred or is in forbearance and the full balance of the student loan will be forgiven, canceled, discharged or in the case of an employment-contingent repayment program, paid, at the end of the deferment or forbearance period AND ▪ The borrower is eligible or approved, as applicable for the student loan forgiveness, cancelation, discharge or employment contingent repayment program, as applicable, and the lender is not aware of any circumstances that will make the borrower ineligible in the future. Evidence of eligibility of approval must come from the student loan program or the employer, as applicable. <p>DTI Does Not Include: Payments secured by a financial asset (i.e. 401k loan)</p>
Federal Tax Debt	<p>Federal Income Tax Installment Agreements</p> <ul style="list-style-type: none"> • When a borrower has entered into an installment agreement with the IRS to repay delinquent federal income taxes, the lender may include the monthly payment amount as part of the borrower’s DTI (in lieu of requiring payment in full) if: <ul style="list-style-type: none"> ○ There is no indication that a Notice of Federal Tax Lien as been filed against the borrower in the county in which the subject property is located. ○ The lender obtains the following documentation: <ul style="list-style-type: none"> ▪ An approved IRS installment agreement with the terms of repayment, including the monthly payment amount and total amount due; and ▪ Evidence the borrower is current on the payments associated with the tax installment plan. Acceptable evidence includes the most recent payment reminder from the IRS, reflecting the last payment amount and date and the next payment amount owed and due date. At least one payment must have been made prior to closing.

Employment / Income	Follow AUS findings for employment and income documentation requirements																														
Higher Priced Mortgage Loans (HPML)	<p>QM Higher Priced Mortgage Loans</p> <ul style="list-style-type: none"> Must follow guidelines stated in the Rebuttable Presumption Section below <ul style="list-style-type: none"> Appraisal waivers are ineligible for HPML. <p>Section 35 Higher Priced Mortgage Loans</p> <ul style="list-style-type: none"> Must follow guidelines stated in the Rebuttable Presumption Section below; and Escrow account must be established and maintained for at least five (5) years; and Master Insurance Policy Exemption: Insurance premiums are exempt for units in a condominium or PUD when the unit's property is covered by a master insurance policy. 																														
Home Possible	Follow AUS Findings-Freddie Mac																														
Homeownership Education	Follow AUS Findings																														
Mortgage Insurance	<p>Required on all loans exceeding an 80% LTV</p> <ul style="list-style-type: none"> Borrower Paid Financed – must qualify for QM. (Must also meet financed guidelines below) Borrower Paid Single Premium MI Option Monthly Reduced MI -Pricing adjustment will apply. Lender Paid MI <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th colspan="2">LTV</th> <th><=20 year</th> <th colspan="2">LTV</th> <th>>20 Year</th> </tr> </thead> <tbody> <tr> <td>80.01%</td> <td>- 85%</td> <td>6%</td> <td>80.01%</td> <td>- 85%</td> <td>12%</td> </tr> <tr> <td>85.01%</td> <td>- 90%</td> <td>12%</td> <td>85.01%</td> <td>- 90%</td> <td>25%</td> </tr> <tr> <td>90.01%</td> <td>- 95%</td> <td>25%</td> <td>90.01%</td> <td>- 95%</td> <td>30%</td> </tr> <tr> <td>95.01%</td> <td>- 97%</td> <td>35%</td> <td>95.01%</td> <td>- 97%</td> <td>35%</td> </tr> </tbody> </table> <p>Acceptable Mortgage Insurance Companies:</p> <ul style="list-style-type: none"> MGIC (http://www.mgic.com) Enact (Formerly Genworth) (www.mortgageinsurance.genworth.com) Essent Guaranty (http://essent.us) National MI (www.nationalmi.com). Radian (http://www.radian.biz/page?name=HomePage) 	LTV		<=20 year	LTV		>20 Year	80.01%	- 85%	6%	80.01%	- 85%	12%	85.01%	- 90%	12%	85.01%	- 90%	25%	90.01%	- 95%	25%	90.01%	- 95%	30%	95.01%	- 97%	35%	95.01%	- 97%	35%
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Multiple Financed Properties	<p>If the mortgage is secured by a second home or investment property, each borrower individually and all borrowers collectively must not be obligated (i.e., Notes, land contracts and/or any other debt or obligation) on more than (10) 1-4 unit financed properties, including the subject property and the borrower's primary residence.</p> <p>1-10 Financed Properties:</p> <ul style="list-style-type: none"> LPA Accept required Minimum 720 Fico Score Reserve Requirements - See Reserve Section below for requirements All other Community Wholesale Lending standard eligibility guidelines apply <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th>Type of Property Ownership</th> <th>Counted in Financed Properties</th> </tr> </thead> <tbody> <tr> <td>Commercial Real Estate</td> <td>No</td> </tr> <tr> <td>Multifamily (five or more units) real estate</td> <td>No</td> </tr> <tr> <td>Timeshare</td> <td>No</td> </tr> <tr> <td>Undeveloped land</td> <td>No</td> </tr> <tr> <td>Manufactured homes not titled as real property (chattel lien), unless the property is situated on the land that is titled as real property</td> <td>No</td> </tr> <tr> <td>Property titled in the name of the borrower's business provided that the borrower, in his or her individual capacity, is not obligated on Notes, land contracts and/or any debt or obligation related to such property</td> <td>No</td> </tr> <tr> <td>Property title in the name of a trust where the borrower is a trustee, provided that the borrower, in his or her individual capacity, is not obligated on Notes, land contracts and/or any debt or obligation related to such property</td> <td>No</td> </tr> </tbody> </table>	Type of Property Ownership	Counted in Financed Properties	Commercial Real Estate	No	Multifamily (five or more units) real estate	No	Timeshare	No	Undeveloped land	No	Manufactured homes not titled as real property (chattel lien), unless the property is situated on the land that is titled as real property	No	Property titled in the name of the borrower's business provided that the borrower, in his or her individual capacity, is not obligated on Notes, land contracts and/or any debt or obligation related to such property	No	Property title in the name of a trust where the borrower is a trustee, provided that the borrower, in his or her individual capacity, is not obligated on Notes, land contracts and/or any debt or obligation related to such property	No														
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Non-Arm's Length Transactions	<p>Non-arm's length transactions are purchase transactions in which there is a relationship or business affiliation between the seller and the buyer of the property. Non-arm's length transactions are allowed for the purchase of existing properties unless specifically forbidden for the particular scenario, such as delayed financing.</p> <ul style="list-style-type: none"> For the purchase of newly constructed properties, if the borrower has a relationship or business affiliation (any ownership interest, or employment) with the builder, or seller of the property, only purchase mortgage loans secured by a principal residence will be allowed. Newly constructed homes secured by a second home or investment property will not be allowed if the borrower has a relationship or business affiliation with the builder, developer, or seller of the property. 																														

Non-Occupant Co-Borrowers/Co-Signors	<p>May not be an interested party to the sales transaction.</p> <ul style="list-style-type: none"> • Maximum LTV 95% - with LPA approval only. <ul style="list-style-type: none"> ○ No minimum borrower contribution required ○ Non-occupying co-borrower's current housing expense must be verified (i.e., VOR, VOM, canceled checks).
Power of Attorney	<ul style="list-style-type: none"> • For requirements refer to Power of Attorney Job Aid.
Principal Curtailment	<p>The borrower may receive cash back, or a principal curtailment may be made, on purchase transactions only as a result of the following:</p> <ul style="list-style-type: none"> • Reimbursement for the overpayment of costs, fees and charges paid by the borrower in connection with the purchase transaction. Examples include, but are not limited to, an earnest money deposit exceeding the required down payment amount, a fee paid at loan application that is covered by a financing concession at loan closing, a closing cost that is reduced after closing, or gift fund given at loan closing and exceeding the amount needed for closing. • In jurisdictions where real estate taxes are paid in arrears, receipt of funds from the property seller for real estate taxes that cover a period to the Note Date. • Refunds mandated by federal laws or regulations. <p>The minimum borrower contribution, if applicable, must be met at closing. If the projected cash back, as described above, results in the borrower not meeting the minimum borrower contribution at closing, the excess amount of the cash back must be applied as a principal curtailment.</p> <ul style="list-style-type: none"> • Any cash back or principal curtailment, as described above, must be reflected on the Settlement /Closing Disclosure Statement. In instances of reimbursement for the overpayment of costs, fees and charges, and/or refunds mandated by federal law or regulations, the mortgage file must include documentation supporting the amount and the reason for the reimbursement and/or refund.
Property Types	<p>Eligible</p> <ul style="list-style-type: none"> • 1 – 4 units • Condos • PUDs • Leasehold Estates • Manufactured Homes <p>Ineligible</p> <ul style="list-style-type: none"> • Properties in C-5 or C-6 condition • Co-ops • Working Farms • Condotel • 2-4 Unit PUD • Condo <ul style="list-style-type: none"> ○ Significant deferred maintenance ○ Unsafe Conditions
Rebuttable Presumption	<p>If the APR is 1.5 percentage points or more higher than the APOR the loan has a Rebuttable Presumption of Compliance with ATR and will require borrower to provide Fully Executed Budget Letter and meet Residual Income Requirements. Refer to General QM Final Rule Job Aid for specific requirements.</p>
Refinance	<p>Delayed Financing</p> <p>Borrowers who purchase the subject property within the past 6 months are eligible for a cash-out refinance if all of the following conditions are met:</p> <ul style="list-style-type: none"> • Not eligible for High Balance or Super Conforming. • Must be locked as cash out • The purchase transaction was an arms-length transaction. • The borrower may have initially purchased the property as one of the following <ul style="list-style-type: none"> ○ A natural person; ○ An eligible <i>inter vivos</i> revocable trust, when the borrower is both the individual establishing the trust and the beneficiary of the trust; ○ An eligible land trust when the borrower is the beneficiary of the land trust; or ○ An LLC or partnership in which the borrower(s) have an individual or joint ownership of 100% • The new loan amount can be no more than the actual documented amount of the borrower's initial investment in purchasing the property plus the financing of closing costs, prepaid fees, and point on the new mortgage loan (subject to the maximum LTV/CLTV/HCLTV ratios for the cash-out transaction based on the current appraised value.) • The transaction is documented by the HUD-1, which confirms that no mortgage financing was used to obtain the subject property. A recorded trustee's deed (or similar alternative) confirming the amount paid by the grantee to trustee may be substituted for a HUD-1 if a HUD-1 was not provided to the purchaser at time of sale. • If the Source of funds used to acquire the property was an unsecured loan or a loan secured by an asset other than the subject property (such as a HELOC secured by another property), the HUD-1 for the refinance transaction must reflect that all cash-out proceeds be used to pay off or pay down, as

	<p>applicable, the loan used to purchase the property. Any payments on the balance remaining from the original loan must be included in the debt-to-income ratio calculation for the refinance transaction.</p> <ul style="list-style-type: none"> ○ Funds received as gifts and used to purchase the property may not be reimbursed with proceeds of the new mortgage loan. • All other cash-out refinance eligibility requirements are met and cash-out pricing is applied. • See cash-out refinance section above for additional delayed financing requirements. 																				
Reserves	<p>Follow AUS Findings</p> <p>Multiple Financed Properties LPA is required to indicate the number of multiple financed properties in order to calculate accurate reserves</p> <p>Simultaneous Second Home or Investment Property Transactions If a lender is processing multiple second home or investment property applications simultaneously, the same assets may be used to satisfy the reserve requirements for both mortgage applications. Reserves are not cumulative for multiple applications.</p>																				
Seller Contributions	<table border="1" style="display: inline-table; margin-right: 20px;"> <thead> <tr> <th>Occupancy Type and LTV/TLTV</th> <th>Maximum</th> </tr> </thead> <tbody> <tr> <td colspan="2" style="text-align: center;">Primary Residence and Second Homes</td> </tr> <tr> <td>LTV/TLTV < =75%</td> <td style="text-align: center;">9%</td> </tr> <tr> <td>LTV/TLTV 75.01% - 90.00%</td> <td style="text-align: center;">6%</td> </tr> <tr> <td>LTV/TLTV > = 90.01</td> <td style="text-align: center;">3%</td> </tr> <tr> <td>All Investment Properties</td> <td style="text-align: center;">2%</td> </tr> </tbody> </table> <table border="1" style="display: inline-table;"> <thead> <tr> <th>High Balance</th> <th>Maximum</th> </tr> </thead> <tbody> <tr> <td>Primary Residence and Second Homes</td> <td style="text-align: center;">3%</td> </tr> <tr> <td>Investment Properties</td> <td style="text-align: center;">2%</td> </tr> <tr> <td>Super Conforming</td> <td style="text-align: center;">3%</td> </tr> </tbody> </table>	Occupancy Type and LTV/TLTV	Maximum	Primary Residence and Second Homes		LTV/TLTV < =75%	9%	LTV/TLTV 75.01% - 90.00%	6%	LTV/TLTV > = 90.01	3%	All Investment Properties	2%	High Balance	Maximum	Primary Residence and Second Homes	3%	Investment Properties	2%	Super Conforming	3%
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Termite Reports	<p>Termite reports and clearances are required when the appraiser notes termite damage and suggests or requires an inspection as "subject to" or purchase agreement refers to possible termite damage.</p> <p>Note: The termite report may not be conditioned merely because it is reflected in the purchase contract by checking the inspection box. Community Wholesale Lending will condition for the termite report if the contract reflects it being a part of the agreement between the buyer and seller, that the seller pays for all "Section 1" items, or that the property is being transferred free of any active infestation.</p>																				

Eligibility (Manufactured Homes)				
Primary Residence				
Purchase and Rate & Term				
Units	LTV	CLTV	Max HCLTV	Credit Score
1	95%	95%	95%	620
Cash-out Refinance (20 year term only)				
1	65%	65%	65%	620
Second Homes				
Units	LTV	CLTV	Max HCLTV	Credit Score
1	85%	85%	85%	620
Appraisal	<p>The appraisal must be on a Manufactured Home Appraisal (Form 70B) and include the following:</p> <ul style="list-style-type: none"> • Manufacture's name • Trade or Model Number • Year of Manufacture • Serial/VIN Number • Certification label number(s) from either HUD Data Plate or Certification Label(s). either one is acceptable and only if all HUD Data Plates (all sections) and the Certification label are missing, verify at http://www.ibts.org/services/services-in-the-public-good/cert-label-verification.html • Type of foundation and utility connections, <ul style="list-style-type: none"> ○ A foundation certificate may be required if there are any apparent foundation issues, if the appraiser makes any negative comments or states that the foundation is 'unknown'. • Detailed and supported cost approach, • Construction quality and property condition, • Opinion of the market value of the site, • Property's conformity to the neighborhood. • Appraiser must indicate a value conclusion based solely on the real property as completed consisting of the manufactured home, site improvements, and land on which the home is situated. The value conclusion cannot include any non-realty items including, but not limited to, insurance, warranties, and furniture. Solely using the cost approach is unacceptable. 			

	<ul style="list-style-type: none"> • Modifications made to an existing manufactured home must be approved by a licensed professional engineer of the local, State or Federal authority and appraiser must support value given to additions. <p>Comparable Selection Requirements</p> <ul style="list-style-type: none"> • A minimum of two comparable sales of similar manufactured homes. <ul style="list-style-type: none"> ○ If there is not a third manufactured home comp, there must be an explanation as to why one was not available and make and support appropriate adjustments in the appraisal report. • Comparable sales cannot be created by combining vacant land sales with the contract purchase price of the home. 																										
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	<p>Manufactured homes that have an addition or have had a structural modification are eligible under certain conditions. If the state in which the property is located requires inspection by a state agency to approve modifications to the property, then the lender is required to confirm that the property has met the requirement. However, if the state does not have this requirement, then the structural modification must be inspected and be deemed structurally sound by a third party who is regulated by the state and is qualified to make the determination. In all cases, a satisfactory Structural Engineer Report is required and must be retained in the loan file.</p>
	<p>PUD projects consisting of double-wide manufactured homes acceptable.</p>

<p>Purchase</p>	<p>Purchase money transactions are those in which the mortgage proceeds are used to finance the purchase of the manufactured home or the manufactured home and the land. The land may be previously owned by the borrower, either free of any mortgage or subject to a mortgage that will be paid off with the new purchase money mortgage. Note: The borrower does not receive any cash back with a purchase money transaction.</p> <p>New Manufactured Homes The LTV ratio (and CLTV/HCLTV ratio, if applicable) for a loan secured by a newly built manufactured home that is being attached to a permanent foundation system in connection with a purchase transaction will be based on the lower of:</p> <ul style="list-style-type: none"> • The sales price of the manufactured home plus: <ul style="list-style-type: none"> ○ The lowest sales price at which the land was sold during that 12-month period if the land was purchased in the 12 months preceding the loan application date; or ○ The current appraised value of the land if the land was purchased more than 12 months preceding the loan application date. • The "as completed" appraised value of the manufactured home and land. <p>Existing Manufactured Homes The LTV ratio (and CLTV/HCLTV ratio, if applicable) for a loan secured by a manufactured home that already exists on its foundation will be based on the lowest of:</p> <ul style="list-style-type: none"> • The sales price of the manufactured home and land; • The current appraised value of the manufactured home and land; or • If the manufactured home was built in the 12 months preceding the loan application date, the lowest price at which the home was previously sold during that 12-month period, plus the lower of: <ul style="list-style-type: none"> ○ The current appraised value of the land, or ○ The lowest price at which the land was sold during that 12-month period (if there was such a sale).
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<p>Refinance</p>	<p><u>Properties Held in Trust</u></p> <ul style="list-style-type: none"> • Refinance transactions are not eligible to be held in trust regardless of occupancy. <p><u>Rate and Term Refinance</u> The transaction may involve the following scenarios:</p> <ul style="list-style-type: none"> • Payoff of an existing personal property lien on a new manufactured home (or an existing lien on the home and a mortgage on the land if encumbered by separate liens), or • Payoff of a first lien mortgage secured by an existing manufactured home and land (or existing mortgages for the home and land if encumbered by separate liens). <p>The maximum LTV ratio (and CLTV/HCLTV ratio, if applicable) for a limited cash-out refinance transaction for a loan secured by a manufactured home and land will be based on the lower of:</p> <ul style="list-style-type: none"> • The current appraised value of the manufactured home and land; or • If the manufactured home was owned by the borrower for less than 12 months on the loan application date and: <ul style="list-style-type: none"> ○ If the home and land are secured by separate liens, the lowest price at which the home was previously sold during that 12-month period plus the lower of the current appraised value of the land, or the lowest sales price at which the land was sold during that 12-month period (if there was such as sale); ○ If the home and land are secured by a single lien, the lowest price at which the home and land were previously sold during that 12-month period. <p>The proceeds may be used to:</p> <ul style="list-style-type: none"> • Pay off the outstanding principal balance of an existing personal property lien or first lien mortgage secured by the manufactured home and land (or existing liens if the home and land were encumbered by separate first liens); • Pay off the outstanding principal balance of an existing subordinate mortgage or lien secured by the manufactured home and/or land, but only if it was used to purchase the manufactured home and/or land; • Finance cost of construction; • Finance closing costs (including prepaid expenses); and • Provide cash back to the borrower in an amount not to exceed the lesser of 2% of the balance of the new refinance mortgage or \$2,000. • Properties that have been listed for sale must be taken off the market prior to disbursement date, and the
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	<p>borrower must provide written confirmation of their intent to occupy as their primary residence</p> <ul style="list-style-type: none"> • Borrower cannot have taken cash-out within the last 6 months. • Any refinance where the borrower paid off non-purchase money second in the past 6 months is considered cash out. <p><u>Cash Out Refinance</u></p> <ul style="list-style-type: none"> • Payoff of an existing first lien mortgage secured by the manufactured home and land (or existing liens if the home and land were encumbered by separate first liens); or • Obtain a mortgage on a property that does not already have a mortgage lien against it and take equity out of the property in the form of mortgage proceeds that may be used for any purpose. • The borrower must have owned both the manufactured home and land for at least 12 months preceding the date of the loan application. • LTV/CLTV/HCLTV is based on the current appraised value of the manufactured home and land. • Term must be \leq 20 Years. <p><u>Ineligible</u></p> <ul style="list-style-type: none"> • One-time close construction-to-permanent loans
<p>Shared Roads, Wells and Septic Systems</p>	<p>Roads, wells and septic systems that are not publicly governed and maintained must have a recorded maintenance agreement or easement that runs with the land (i.e., is expressly stated to belong to the successors or assigns of the owner), assures the mortgagor or owner and future owners of subject property the right to access and use of the road, well and/or septic system as long as the mortgagor or owner and future owners fulfill reasonable conditions. This agreement must provide for mutual upkeep of the road, well or septic system.</p>