

Fannie Matrix

Primary Residence – Owner Occupied			
Transaction	FICO	Number of Units	Maximum LTV/CLTV
Purchase / Limited Cash-Out Refinance	620	1 Unit	97% Conforming; 95% High Balance
		2 Units	95%
		3 - 4 Units	95%
Cash-Out Refinance	620	1 Unit	80%
		2 - 4 Units	75%
Second Home			
Transaction	FICO	Number of Units	Maximum LTV/CLTV
Purchase / Limited Cash-Out Refinance	620	1 Unit	90%
Cash-Out Refinance	620	1 Unit	75%
Investment Property			
Transaction	FICO	Number of Units	Maximum LTV/CLTV
Purchase	620	1 Unit	85%
		2 - 4 Units	75%
Limited Cash-Out Refinance	620	1 - 4 Units	75%
Cash-Out Refinance	620	1 Unit	75%
		2 - 4 Units	70%

Topic	Guideline
Guidelines	Fannie Mae Guidelines: https://selling-guide.fanniemae.com/Selling-Guide/Origination-thru-Closing/ Note: Located under "Selling Guide"
Loan Limits	FHFA Conforming Loan Limits: https://www.fhfa.gov/DataTools/Downloads/Pages/Conforming-Loan-Limit.aspx
Minimum Loan Amounts	Minimum Loan amount \$50,000
1031 exchanges	1031 Tax Deferred Exchanges are permitted for Investment property purchases only.
Appraisal	<ul style="list-style-type: none"> • Transferred appraisal are OK. • All appraisals must be ordered through an AMC. • The broker cannot be the Lender/Client • Appraisals must be uploaded to UCDP and receive a "successful" Submission Summary Report (SSR). • Appraisals by appraisers & supervisory appraisers on the Fannie Mae AQM list are not eligible.
Assets	Third party validation of all checking and savings accounts is required
AUS	DU® Approve/Eligible required. Manual underwrites not allowed
Borrower Eligibility	<ul style="list-style-type: none"> • Maximum 4 borrowers per loan. • Maximum 4 loans to 1 borrower and up to \$1.5M • All non-U.S. citizen Borrowers must provide documentation of lawful permanent or non-permanent residency in a form acceptable to Investor. • All Borrowers must be a natural person or an eligible intervivos revocable trust. (Also see Leasehold Estates and Land Trusts.) • Borrowers who are Foreign Politically Exposed Persons or who have Diplomatic Immunity are not eligible.
Condo Eligibility	New construction and gut rehabilitation condos are not allowed.
Condominiums – ineligible property types	<ul style="list-style-type: none"> • Subject property with unit size less than 650 square feet • Condo projects with any units less than 400 square feet • Manufactured home condo projects (MHCP). • Condotels, Hotel Condos, hotel/motel conversions including: <ul style="list-style-type: none"> ○ Condo projects that: both include registration services and offer the rental of units for a term of ≥30 days; ○ Share facilities with a hotel or motel; ○ Offer services typically provided in a hotel or motel such as maid service, management desk, bellman, etc.; ○ Restrict owner's ability to occupy the unit.

Credit	Installment debt must be paid in full to be excluded. Borrowers may not pay down installment debts to less than 10 months to exclude the debt for qualifying.
Credit Score	Each borrower must generate a traditional credit score from at least one repository.
Credit Report	RMCR or traditional tri-merge is required for all borrowers on all loans.
Down Payment Assistance (DPA)	Must be approved by Credit Management Government and Quasi-government entities only
Energy Efficient Mortgage	Not Allowed
Escrow / Impounds	Unless in violation of applicable state law, LTVs >80% require escrows. For primary residences & second homes, mandatory flood insurance must be escrowed, unless paid by HOA as a common expense.
Escrow Holdback	Not Allowed
Geographic Restrictions	Any state City Lending Inc. is not licensed in – see www.tpo.citylendinginc.com
Housing Authority Subsidies	Section 8 vouchers, Housing Authority subsidies are no eligible.

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IRS 4506-T	IRS Form 4506-T must be signed prior to underwriting for borrowers whose income is documented with tax returns. Authorization must coincide with the years of tax returns obtained for qualification. Borrowers whose income has been validated through the DU validation service must sign IRS Form 4506-T at closing even if DU waives the requirement.
Leasehold Estates and Land Trusts	Land Trusts, Community Land Trusts, including Illinois land trusts, “Indian Leased Land” are not eligible.
Manufactured Homes	<ul style="list-style-type: none"> • Allowed • 640 minimum FICO • Cash-out, 20-year max term
Mortgage Credit Certificate	Not allowed
Mortgage Insurance - Reduced	Minimum or reduced mortgage insurance coverage is not permitted. Obtain standard coverage.
Mortgage Insurance	Acceptable MI Types: <ul style="list-style-type: none"> • Borrower Paid Monthly • Borrower Paid Single Premium • Financed: Gross LTV cannot exceed City Lending Inc. program maximum • Lender Paid Single Premium
Power of Attorney	<ul style="list-style-type: none"> • No “General” POA. POA must be “specific and identify property. • No POA for trusts, cash out, non-owner or non-occupant borrowers.
Property Deed Restrictions	Deed restricted properties are not eligible, unless the restriction is age-related, and otherwise meets the applicable Agency guidelines.

Property Flipping, Purchase Contract Assignments, Churning	<p>Refinance transactions are not eligible if there is evidence of churning and/or Net Tangible Benefit is not established.</p> <p>Purchase transactions with property flipping or rapid resale within 90 days require additional scrutiny for price manipulation.</p> <p>Transactions with purchase contracts that have been assigned are not eligible.</p> <p>If listed within prior 6 months, must be removed from market on or prior to disbursement date of new loan.</p>
Property, Ineligible types, and Condition	<p>The following are not eligible:</p> <ul style="list-style-type: none"> • Assisted living • Board and care facilities • Boarding houses • Bed & breakfast • Non-warrantable condo projects • Co-Ops • Exotic or non-traditional types of structures, e.g., dome homes, houseboats, Land loans, vacant or unimproved properties • Mobile homes or on-frame modular • Working farms or ranches • Indian (Native American) tribal or Trust Land, or "Indian Leased Land." • Property ratings of C5, C6, and Q6 are not allowed unless issues that caused these ratings are cured prior to funding. • Single Wide Manufactured Homes • Manufactured homes located in Flood Zones, Leaseholds, PUD, or condo projects
Property Condition and Quality Ratings	<ul style="list-style-type: none"> • Properties with a Condition Rating of C5 – Not Allowed • Properties with a Quality Rating of Q6 – Not Allowed
Property Eligibility	Land Trusts, including Illinois not allowed.
Rehabilitation Loans	Not Allowed
Resale Restrictions	Resale/Deed restrictions are not permitted; with the exception of age restricted communities (55+), within program guidelines

Topic	Guideline
Construction to Perm	Credit and appraisal documents may not be dated more than 120 days from the date of the con- version to permanent financing
Subordinate Financing	A certified copy of the subordination agreement or equivalent is required if re-subordinating.
Tax Transcripts	W-2 transcripts for wage earners are acceptable
Tax Repayment Plan	Per agency guidelines
Temporary Buydown	Not allowed
Texas Cash-out	Fixed rate mortgage only