

ELIGIBILITY MATRIX

Standard Eligibility Criteria			
Maximum Allowable LTV Ratios and Minimum Credit Scores for Manual Underwriting¹			
(Excludes MyCommunityMortgage [®] , HomeStyle [®] Renovation, Streamlined Refinance Products)			
Transaction Type ²	Number of Units	Maximum LTV/CLTV ³ /HCLTV	Minimum Credit Score ^{4,5}
Principal Residence			
Purchase Limited Cash-Out Refinance (LCOR)	1 Unit No Co-ops	95/95/95% ⁶	660 if > 75% 620 if ≤ 75%
	1 Unit Co-op ⁷	Purchase: 95%/NA/NA ⁶	660 if > 75%
		LCOR: 90%/NA/NA	620 if ≤ 75%
	2 Units	95/95/95% ⁶	680 if > 75% 620 if ≤ 75%
	3 - 4 Units	75/75/75%	640
Cash-Out Refinance	1 - 2 Units No Co-ops	85/85/85% ⁶	660 if > 75% 620 if ≤ 75%
	1 Unit Co-op ⁷	85%/NA/NA ⁶	660 if > 75% 620 if ≤ 75%
	3 - 4 Units	75/75/75%	680
Second Home			
Purchase Limited Cash-Out Refinance	1 Unit No Co-ops	90/90/90%	660 if > 75% 620 if ≤ 75%
	1 Unit Co-op ⁷	Purchase: 90%/NA/NA	660 if > 75%
LCOR: 75%/NA/NA		620 if ≤ 75%	
Cash-Out Refinance ⁶	1 Unit No Co-ops	75/75/75%	680
Investment Property			
Purchase	1 - 2 Units	85/85/85% ⁶	680 if > 75% 620 if ≤ 75%
	3 - 4 Units	75/75/75%	660
Limited Cash-Out Refinance	1 - 2 Units	75/75/75%	620
	3 - 4 Units	75/75/75%	660
Cash-Out Refinance ⁶	1 - 2 Units	75/75/75%	700
	3 - 4 Units	70/70/70%	680

Bolded fields indicate an update from previous version of document.

¹ High-balance mortgage loans may not be balloon mortgages.

² If the property was purchased within the prior six months, borrower is ineligible for a cash-out transaction. If the property was listed for sale in the past six months, the LTV ratios for a cash-out transaction are limited to 70 percent (or maximum allowed if less than 70 percent, such as for manufactured homes). If the borrower has been on title for at least six months but cannot demonstrate an acceptable continuity of obligation, the loan is considered a cash-out transaction and the LTV ratios are limited to 50 percent of the current appraised value.

³ The CLTV may be up to 105% only if the mortgage is part of a Community Seconds[®] transaction.

⁴ Minimum credit score requirements are for mortgage loans underwritten outside of DU and do not apply to loan casefiles underwritten with DU or mortgage loans where the borrowers are relying solely on nontraditional credit to qualify. The minimum credit score must be based on the highest of LTV, CLTV, or HCLTV, as applicable. Fannie Mae will allow accommodations to the credit score based on the underwriter's comprehensive risk assessment. Regardless of the documented circumstances or offsetting contributory risk factors, the minimum credit score may not be lower than 580 or 40 points below the minimum required, whichever is higher. See additional information in the *Selling Guide* for borrowers without credit scores or with credit scores impacted by erroneous data.

⁵ **The minimum credit score for all high-balance ARMs is 680. Accommodations to the minimum credit score as outlined in footnote 3 are not applicable to high-balance ARMs.**

⁶ **High-balance mortgage loan eligibility differs from the eligibility shown in the chart. The exceptions for high-balance loans are as follows:**

- **1 unit, purchase, limited cash-out, principal residence: 90% Maximum LTV Ratios**
- **2 unit, purchase, limited cash-out, principal residence: 75% Maximum LTV Ratios**
- **1 – 2 unit, cash-out refinance, principal residence: 75% Maximum LTV Ratios**
- **2 unit, purchase, investment property: 75% Maximum LTV Ratios**
- **Cash-out refinances of investment properties and second homes are not permitted.**

⁷ No subordinate financing permitted on cooperative share loans.

Special Mortgage Products			
Maximum Allowable LTV Ratios and Minimum Credit Scores for Manual Underwriting¹			
Transaction Type²	Number of Units	Maximum LTV/CLTV³/HCLTV	Minimum Credit Score^{4,5}
MyCommunityMortgage[®]			
Principal Residence			
Purchase Limited Cash-Out Refinance	1 - 2 Units	95/95%/NA ⁶	640
	3 - 4 Units	95/95%/NA ⁶	680
HomeStyle[®] Renovation Mortgage			
Principal Residence			
Purchase Limited Cash-Out Refinance	1 - 2 Units	95/95/95% ⁶	660
	1 Unit Co-op ⁷	90/NA/NA	660
	3 - 4 Units	75/75/75%	640
Second Home			
Purchase Limited Cash-Out Refinance	1 Unit	90/90/90%	660
Investment Property			
Purchase	1 Unit	75/85/85%	680
Limited Cash-Out Refinance	1 Unit	75/75/75%	680

Bolded fields indicate an update from previous version of document.

¹ **High-balance mortgage loans are not eligible for streamlined refinances.**

² If the borrower has been on title for at least six months but cannot demonstrate an acceptable continuity of obligation, the loan is not eligible for a limited cash-out refinance.

³ The CLTV may be up to 105% only if the mortgage is part of a Community Seconds[®] transaction.

⁴ Minimum credit score requirements are for mortgage loans underwritten outside of DU and do not apply to loan casefiles underwritten with DU or mortgage loans where the borrowers are relying solely on nontraditional credit to qualify. The minimum credit score must be based on the highest of LTV, CLTV, or HCLTV, as applicable. Fannie Mae will allow accommodations to the credit score based on the underwriter's comprehensive risk assessment. Regardless of the documented circumstances or offsetting contributory risk factors, the minimum credit score may not be lower than 580 or 40 points below the minimum required, whichever is higher. See additional information in the *Selling Guide* for borrowers without credit scores or with credit scores impacted by erroneous data.

⁵ **The minimum credit score for all high-balance ARMs is 680. Accommodations to the minimum credit score as outlined in footnote 3 are not applicable to high-balance ARMs.**

⁶ **High-balance mortgage loan eligibility differs from the eligibility shown in the chart. The exceptions for high-balance loans are as follows:**

- **1 – 4 unit MyCommunityMortgage loans: 90% Maximum LTV Ratios**
- **1 unit, purchase, limited cash-out refinance, principal residence: 90% Maximum LTV Ratios**
- **2 unit, purchase, limited cash-out, principal residence: 75% Maximum LTV Ratios**
- **1 – 2 unit, cash-out refinance, principal residence: 75% Maximum LTV Ratios**

⁷ No subordinate financing permitted on cooperative share loans.

Streamlined Refinance Products			
Maximum Allowable LTV Ratios and Minimum Credit Scores for Manual Underwriting¹			
Transaction Type²	Number of Units	Maximum LTV/CLTV/HCLTV	Minimum Credit Score³
Limited Cash-out Refinance, Fully Amortizing Only - Fixed-Rate, No Subordinate Financing Permitted Option A and Option A Select – Fannie Mae to Fannie Mae			
Principal Residence	1 Unit No Co-ops No MH	100%/NA/NA	No minimum
Limited Cash-out Refinance, Fully Amortizing Only Fixed-Rate and ARMS with Initial Fixed Periods ≥ 5 years Option A and Option A Select			
Principal Residence	1 Unit	95/95/95%	No minimum
Principal Residence	2 Units	95/95/95%	No minimum
	3 - 4 Units	75/75/75%	No minimum
Principal Residence	1 Unit Co-op ⁴	90%/NA/NA	No minimum
Second Home	1 Unit	90/90/90%	No minimum
Second Home	1 Unit Co-op ⁴	75%/NA/NA	No minimum
Option A Only			
Investment Property	1 - 2 Units	90/90/90%	No minimum
	3 - 4 Units	75/75/75%	No minimum
Limited Cash-Out Refinance, Fixed-Rate Interest-Only and Fully Amortizing or Interest-Only ARMs with Initial Fixed Periods <5 years Option A Only			
Principal Residence	1 Unit No Co-ops No MH	95/95/95%	720 if > 90%
			700 if > 75% and ≤ 90%
			660 if ≤ 75%
Principal Residence	2 Units	90/90/90%	700 if > 75%
			680 if ≤ 75%
Principal Residence	3 - 4 Units	75/75/75%	680
Second Home	1 Unit No Co-ops No MH	90/90/90%	740 if > 75%
			680 if ≤ 75%
Investment Property	1 - 2 Units No Co-ops No MH	90/90/90%	740 if > 75%
			680 if ≤ 75%

Streamlined Refinance Products			
Maximum Allowable LTV Ratios and Minimum Credit Score for Manual Underwriting¹			
Transaction Type²	Number of Units	Maximum LTV/CLTV/HCLTV	Minimum Credit Score³
Cash-Out Refinances, Fully Amortizing Only Fixed-Rate and ARMs with Initial Fixed Periods ≥ 5 years Option A Only			
Principal Residence	1 - 2 Units No Co-ops No MH	75/85/85%	700 if > 75%
			620 if ≤ 75%
	3 - 4 Units	75/75/75%	680
Cash-Out Refinances, Fixed-Rate Interest-Only, and Fully Amortizing or Interest-Only ARMs with Initial Fixed Periods <5 years Option A Only			
Principal Residence	1 - 2 Units No Co-ops No MH	75/85/85%	740 if >75%
			700 if ≤ 75%
	3 - 4 Units	75/75/75%	700

Streamlined Refinance Products			
Maximum Allowable LTV Ratios and Minimum Credit Score for Manual Underwriting¹			
Option B — GSE to Fannie Mae			
Transaction Type²	Number of Units	Maximum LTV/CLTV/HCLTV	Minimum Credit Score³
Limited Cash-Out Refinance, Fully Amortizing Only Fixed-Rate and ARMs with Initial Fixed Periods ≥ 5 years			
Principal Residence	1 - 2 Units No MH	95/95/95%	660 if >75%
			620 if ≤ 75%
	3 - 4 Units	75/75/75%	640
Principal Residence	1 Unit Co-op ⁴	90/NA/NA	660 if >75%
			620 if ≤ 75%
Second Home	1 Unit No MH	90/90/90%	660 if >75%
			620 if ≤ 75%
Second Home Co-op	1 Unit Co-op ⁴	75%/NA/NA	620
Limited Cash-Out Refinance, Fully Amortizing Only ARMs with Initial Fixed Periods <5 years			
Principal Residence	1 Unit No Co-op No MH	95/95/95%	720 if > 90%
			700 if > 75 and ≤ 90%
			660 if ≤ 75%
	2 Units	90/90/90%	700 if >75%
680 if ≤ 75%			
	3 - 4 Units	75/75/75%	680
Second Home	1 Unit No Co-op No MH	90/90/90%	740 if >75%
			680 if ≤ 75%

Streamlined Refinance Products			
Maximum Allowable LTV Ratios and Minimum Credit Score for Manual Underwriting¹			
Option B — GSE to Fannie Mae			
Transaction Type²	Number of Units	Maximum LTV/CLTV/HCLTV	Minimum Credit Score³
Cash-Out Refinance, Fully Amortizing Only			
Fixed-Rate and ARMs with Initial Fixed Periods ≥ 5 years			
Principal Residence	1 - 2 Units No Co-op No MH	75/85/85%	700 if > 75%
			620 if ≤ 75%
	3 - 4 Units	75/75/75%	680
Cash-Out Refinance, Fully Amortizing Only			
ARMs with Initial Fixed Periods <5 years			
Principal Residence	1 - 2 Units No Co-op No MH	75/85/85%	740 if >75%
			700 if ≤ 75%
	3 - 4 Units	75/75/75%	700

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MH – Manufactured Home

¹ **High-balance mortgage loans are not eligible for streamlined refinances.**

² If the property was listed for sale in the past six months, the LTV ratios for a cash-out transaction are limited to 70 percent (or maximum allowed if less than 70 percent such as manufactured homes). If the borrower has been on title for at least six months but cannot demonstrate an acceptable continuity of obligation, the loan is considered a cash-out transaction and the LTV ratios are limited to 50 percent of the current appraised value.

³ The borrower's "representative" credit score from a merged credit report must be provided at delivery for pricing purposes even when there is no minimum credit score. Fannie Mae will allow accommodations to the credit score based on the underwriter's comprehensive risk assessment. The minimum credit score must be based on the highest of LTV, CLTV, or HCLTV, as applicable. Regardless of the documented circumstances or offsetting contributory risk factors, the minimum credit score may not be lower than 580 or 40 points below the minimum credit score, whichever is higher (except for Option A and Option A Select where "no minimum" credit score is provided, the 580 minimum does not apply). See additional information in the *Selling Guide* for borrowers without credit scores or with credit scores impacted by erroneous data.

⁴ No subordinate financing permitted on cooperative share loans.

Desktop Underwriter® (DU®)
Maximum Allowable LTV Ratios¹
 Effective with DU Version 7.1 Loan Casefiles

Transaction Type ²	Occupancy	# Units	Amortization ³ and Property Restrictions	Maximum LTV/CLTV ⁴ / HCLTV
Standard Eligibility Criteria				
Purchase Limited Cash-Out Refinance (LCOR)	Principal	1	Co-op No Interest-Only	Purchase: 95%/NA/NA ⁵ LCOR: 90%/NA/NA
		1 - 2	No Interest-Only	95/95/95% ⁵
		1	Interest-Only	95/95/95% ⁵
		2	Interest-Only	90/90/90% ⁵
		3 - 4	All	75/75/75%
	Second Home	1	Co-op No Interest-Only	Purchase; 90%/NA/NA LCOR: 75%/NA/NA
		1	All	90/90/90%
	Investor	1 - 2	Purchase, All	85/85/85%⁵
			LCOR, All	75/75/75%
		3 - 4	No Interest-Only	75/75/75%
	Cash-out refinance ⁵	Principal	1	Co-op No Interest-Only
1 - 2			All	85/85/85%⁵
3 - 4			All	75/75/75%
Second Home		1	No Interest-Only	75/75/75%
			Interest-Only	70/70/70%
Investor		1 - 2	Interest-Only	70/70/70%
		1 - 2	No Interest-Only	75/75/75%
		3 - 4	No Interest-Only	70/70/70%
		Flexible Mortgages		
Purchase Limited Cash-Out Refinance	Principal	1	Flexible Requirements	97/97%/NA ⁵
MyCommunityMortgage® (MCM®)				
Purchase Limited Cash-Out Refinance	Principal	1	All	97/97%/NA ⁵
		2	All	97/97%/NA ⁵
		3 - 4	All	95/95%/NA ⁵

Desktop Underwriter® (DU®) Maximum Allowable LTV Ratios¹ Effective with DU Version 7.1 Loan Casefiles				
Transaction Type ²	Occupancy	# Units	Amortization ³ and Property Restrictions	Maximum LTV/CLTV ⁴ / HCLTV
Manufactured Housing				
Purchase Limited Cash-Out Refinance	Principal	1	No Interest-Only Term ≤ 30 years	95/95/95% ⁵
	Second	1	No Interest-Only Term ≤ 30 years	90/90/90%
Cash-out Refinance	Principal	1	No Interest-Only Term ≤ 20 years	65/65/65%
HomeStyle® Renovation Mortgages				
Purchase Limited Cash-Out Refinance	Principal	1	Co-op No Interest-Only	Purchase: 95%/NA/NA ⁵ LCOR: 90%/NA/NA
		1 - 2	No Interest-Only	95/95/95% ⁵
		3 - 4	No Interest-Only	75/75/75%
	Second Home	1	Co-op No Interest-Only	Purchase: 90%/NA/NA LCOR: 75%/NA/NA
		1	No Interest-Only	90/90/90%
	Investment	1	Purchase No Interest-Only	75/85/85%
			LCOR No Interest-Only	75/75/75%
Construction⁶ (One-time Close)				
Construction	Principal	1-2	No Condo No Co-op	95/95/95% ⁵
	Second Home	1	No Condo No Co-op	90/90/90%
	Investment	1 - 2	No Condo No Co-op	85/85/85%⁵

Bolded fields indicate an update from previous version of document.

¹ A minimum “representative” credit score of 580 applies to all loan casefiles underwritten with DU.

² If the property was purchased within the prior six months, borrower is ineligible for a cash-out transaction. If the property was listed for sale in the past six months, the LTV ratios for a cash-out transaction are limited to 70 percent (or maximum allowed if less than 70 percent, such as for manufactured homes). If the borrower has been on title for at least six months but cannot demonstrate an acceptable continuity of obligation, the loan is considered a cash-out transaction and the LTV ratios are limited to 50 percent of the current appraised value.

³ Mortgage loans with an interest-only feature are not permitted with the following: interest-only periods of less than ten years, balloons, amortization terms of less than 30 years, ARMs with temporary buydowns, and ARMs other than 5/1 ARMs on MyCommunityMortgage loans.

⁴ The CLTV ratio may be up to 105% only if the mortgage is part of a Community Seconds® transaction (except for manufactured homes.)

⁵ High-balance mortgage loan eligibility differs from the eligibility shown in the chart. The exceptions for high-balance loans are as follows:

- 1 unit, purchase, limited cash-out, principal residence: 90% Maximum LTV Ratios
- 2 unit, purchase, limited cash-out, principal residence: 75% Maximum LTV Ratios
- 1 – 2 unit, cash-out refinance, principal residence: 75% Maximum LTV Ratios
- 2 unit, purchase, investment property: 75% Maximum LTV Ratios

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- **1 - 4 unit MyCommunityMortgage loans: 90% Maximum LTV Ratios**
 - **Cash-out refinances of investment properties and second homes are not permitted.**

⁶ Construction refers to the loan purpose entered on the loan application as “Construction,” which in DU is used for one-time close transactions. Construction transactions are not permitted for units in condominium or cooperative projects or manufactured housing. Loan casefiles submitted as “Construction-Permanent” are considered two separate closing transactions and are treated as a standard *Selling Guide* refinance transaction.

Desktop Underwriter Expanded Approval[®] (EA) Eligibility (Refer to the Desktop Underwriter Maximum Allowable LTV Ratios Chart for specific eligibility criteria)						
Transaction Type	Amortization Type	Approve	EAI SFC 716	EAI SFC 716	EAI SFC 716	Refer W Caution/IV Ineligible
Standard Eligibility Criteria	Fully amortizing Fixed-rate 5, 7, 10-year ARMs	✓	✓	✓	✓	NA
	Interest-only	✓	NA	NA	NA	NA
Flexible Mortgages	Fully amortizing Fixed-rate 5, 7, 10-year ARMs	✓	✓	✓	✓	NA
	Interest-only	✓	NA	NA	NA	NA
MyCommunityMortgage [®]	Fully amortizing Fixed-rate 5, 7, 10-year ARMs	✓	✓ ¹	✓ ¹	✓ ¹	NA
	Interest-only	✓	NA	NA	NA	NA
Manufactured Housing	Fully amortizing Fixed-rate 5, 7, 10-year ARMs	✓	✓	✓	✓	NA
	Interest-only	NA	NA	NA	NA	NA
HomeStyle [®] Renovation Mortgages	Fully amortizing Fixed-rate 5, 7, 10-year ARMs	✓	✓	✓	NA	NA
	Interest-only	NA	NA	NA	NA	NA
Construction (One-time Close)	Fully amortizing Fixed-rate 5, 7, 10-year ARMs	✓	✓	✓	NA	NA
	Interest-only	✓	NA	NA	NA	NA

Bolded Fields indicate change from previous guidelines.

¹ Special Feature Code 716 is not applicable to MyCommunityMortgage loan deliveries.