



## RefiNow (DU) & Refi Possible (LPA)

PRIMARY RESIDENCE – RATE/TERM LOW INCOME REFINANCE			
Property Type	Max LTV	Max CLTV/HCLTV	Min Fico
1 Unit	97%*	105%/105%**	Not required

\* LTV/CLTV/HCLTV is limited to 95% if there is non-occupant borrower or if property is manufactured home  
 \* CLTV ratio may be up to 105% when a Community Seconds® is being resubordinated  
 \* No Minimum fico required as long as DU/LPA approve

<b>Net Tangible Benefit</b>		<ul style="list-style-type: none"> <li>Reduction in interest rate of at least 50 basis point (0.5%), AND</li> <li>Reduction in the monthly payments that includes principal, interest, mortgage insurance</li> </ul>	
<b>Existing Loan Eligibility</b>		<b>Fannie Mae DU RefiNow</b>	<b>Freddie Mac LP Refi Possible</b>
	<b>Requirement</b>	<ul style="list-style-type: none"> <li>Must be owned by Fannie Mae</li> <li>- <a href="#">Look up</a> for Fannie Mae</li> </ul>	<ul style="list-style-type: none"> <li>Must be owned by Freddie Mac</li> <li>- <a href="#">Look up</a> for Freddie Mac</li> </ul>
		<ul style="list-style-type: none"> <li>Must be seasoned over 12 months from the original note date to new loan note date</li> </ul>	
	<b>Program</b>	<ul style="list-style-type: none"> <li>Must be conventional loan</li> <li>Must not have been originated using any special programs such as:               <ul style="list-style-type: none"> <li>Fannie Mae RefiNow</li> <li>Fannie Mae High LTV Refinance</li> <li>Fannie Mae DU Refi Plus® / Refi Plus®</li> <li>Freddie Mac Refi Possible</li> <li>Freddie Mac Relief Refinance®</li> <li>Freddie Mac Enhanced Relief Refi®</li> </ul> </li> </ul>	
		<b>Ineligible securities</b>	
	<b>Current Mortgage</b>		Mortgage payment must be current. 'Current' means the borrower has made all mortgage payments due in the month prior to the note date of the new loan by no later than the last business day of that month.
<b>New Loan Eligibility</b>		<b>Fannie Mae DU RefiNow</b>	<b>Freddie Mac LP Refi Possible</b>
	<b>Transaction</b>	<ul style="list-style-type: none"> <li>Limited cash out refinance only</li> </ul>	
	<b>Occupancy</b>	<ul style="list-style-type: none"> <li>One-unit primary home only</li> </ul>	
	<b>Amortization</b>	<ul style="list-style-type: none"> <li>FRM(Fixed Rate) only, 10/15/20/30 YEARS</li> </ul>	
	<b>Max. Loan</b>	<ul style="list-style-type: none"> <li>\$766,550 (high-balance loans are not permitted)</li> </ul>	
	<b>Max. LTV/CLTV</b>	<ul style="list-style-type: none"> <li>97%/105%</li> </ul>	
	<b>Max DTI</b>	<ul style="list-style-type: none"> <li>65%</li> </ul>	
	<b>Acceptable Uses</b>	<ul style="list-style-type: none"> <li>paying off the unpaid principal balance of the existing first mortgage</li> <li>Limited cash out refinance with financed closing costs and net proceeds <b>less than or equal to \$250</b>. Excess proceeds may be applied as a curtailment on the new loan</li> <li>Temporary Interest Rate buydown is not permitted</li> </ul>	
<b>Program</b>		<ul style="list-style-type: none"> <li>The Refinance may not be combined with other programs such as:               <ul style="list-style-type: none"> <li>Fannie Mae HomeReady</li> <li>Fannie Mae HomeStyle</li> <li>Freddie Mac Home Possible</li> <li>Texas Section 50(a)(6) loan</li> </ul> </li> </ul>	

### RefiNow (DU) & Refi Possible (LPA)

		Fannie Mae DU RefiNow	Freddie Mac LP Refi Possible
<b>Max Income</b>		<ul style="list-style-type: none"> <li>100% of AMI: The borrower(s) income must be less than or equal to 100% of the applicable AMI limit for the subject property's location.</li> </ul>	
		- <a href="#">Area Median Income Lookup Tool</a>	- <a href="#">Area Median Income Lookup Tool</a>
<b>Property Eligibility</b>		<ul style="list-style-type: none"> <li>All eligible property types are permitted except condo or co-op hotel or motel, houseboat, time-shared or segmented ownership project.</li> </ul>	
<b>Borrower Eligibility</b>	<b>Payment history</b>	<ul style="list-style-type: none"> <li>No 30-day mortgage delinquencies in most recent 6 months, and</li> <li>No more than one 30 day delinquency in 7 - 12 months</li> </ul> <p>Exception: Payments missed during the time of a COVID-19-related forbearance that have been resolved is not considered to be historical delinquencies, but missed payments during a forbearance cannot be refinanced into the new loan amount</p>	
	<b>Identical borrowers</b>	<ul style="list-style-type: none"> <li>Have identical borrowers on the new loan as the existing loan. New borrowers cannot be added or removed. One or more borrowers may only be removed if:               <ul style="list-style-type: none"> <li>The remaining borrower(s) meet the payment history requirements and provides evidence that they have made at least the last 12 months of payments from their own funds, or</li> <li>Due to the death of a borrower (evidence of the deceased borrower's death must be documented in the loan file)</li> </ul> </li> </ul>	
<b>Non-Occupant Borrowers</b>		<ul style="list-style-type: none"> <li>Non-Occupant borrowers are permitted with max. LTV of 95% and CLTV of 105%</li> </ul>	
<b>Income/Employment</b>		Base Pay (non-variable)	Most recent Paystub
		Base Pay (variable)	Most recent Paystub, Most recent W-2
		Military	Military Leave and Earnings Statement
		Self-employment	Most recent 1 year tax return
		Alimony/Child Support/ Separate Maintenance	Divorce decree/separation agreement/ court order/etc. and 1 month of receipt
<b>Asset</b>		<ul style="list-style-type: none"> <li>Most recent 1-month bank statement (if required fund is greater than \$500)</li> </ul>	
<b>Collateral Valuation</b>		<ul style="list-style-type: none"> <li>\$500 lender credit is granted if property inspection waiver is not eligible</li> </ul>	
<b>Pricing</b>		<ul style="list-style-type: none"> <li>Standard LLPAs (no caps applied)</li> <li>AMRF of 50 bps(0.5%) waived for UPB less than or equal to \$300,000</li> </ul>	
<b>Mortgage Insurance</b>		<ul style="list-style-type: none"> <li>Standard MI requirements and coverage levels</li> </ul>	
<b>Eligible subordinate financing</b>		<ul style="list-style-type: none"> <li>Existing subordinate financing               <ul style="list-style-type: none"> <li>o may not be satisfied with the proceeds of the new loan,</li> <li>o can remain in place if it is resubordinated to the new loan, AND</li> <li>o may be simultaneously refinanced with the existing first lien mortgage if                   <ul style="list-style-type: none"> <li>- The unpaid principal balance (UPB) of the new subordinate lien is not more than the UPB of the subordinate lien being refinanced at the time of payoff.</li> <li>- No increase in the monthly principal and interest payment on the subordinate lien.</li> </ul> </li> </ul> </li> <li>New subordinate financing is only permitted if it replaces existing subordinate financing.</li> </ul>	