

FHA MATRIX ¹								
FHA STANDARD AND HIGH BALANCE								
Property Type	Purchase		No Cash-Out Refi		Streamline Refi		Cash-Out Refi	
	LTV/CLTV	MIN FICO	LTV/CLTV	MINFICO	LTV/CLTV	MIN FICO	LTV/CLTV	MIN FICO
1-4 Units	96.5%	580	97.5%	580	No MAX	640	80%	580
Manufactured	96.5%	620	97.5%	620				
2024 FHA MORTGAGE LIMITS ²								
Units	Standard		High Balance		High-Cost			
1	\$498,257		\$1,149,825		\$1,724,725			
2	\$637,950		\$1,472,250		\$2,208,375			
3	\$771,125		\$1,779,525		\$2,669,275			
4	\$958,350		\$2,211,600		\$3,317,400			
FHA FUNDING FEES (UFMIP/MIP)								
UFMIP	MIP (30 YR. Note)			MIP (15 YR. Note)				
1.75%	Loan AMT	LTV		MIP (bps)		LTV		MIP (bps)
	≤\$726,200	≤90%		50		≤90%		15
		>90% - ≤95%		50		>90%		40
		>95%		55		≤78%		15
	>\$726,200	≤90%		70		>78% - ≤90%		40
		>90% - ≤95%		70		>90%		65
>95%		75						

¹ See Maximum DTI section for additional criteria

² For county specific limits please refer to [FHA Mortgage Limits](#)

FHA	PROGRAM OVERLAYS
STATE EXCLUSIONS	AK, DC, HI, MO, NE, NY, RI TEXAS 50 (a) (6), (a) (4), (f) (2)
AMENDED TAX RETURNS	Permitted in the following instances: <ul style="list-style-type: none"> Amended for clerical items only (i.e., modifying a prior ITIN number to a newly issued SSN) Amended for income-related items, under the following conditions: <ul style="list-style-type: none"> Must have been amended at least thirty (30) days prior to application. Transcript of amended returns required (stamped returns not acceptable) Documentation supplied to support the increase, including but not limited to: <ul style="list-style-type: none"> 1099 or W2 showing missed/updated income. Canceled Checks or Bank Statements showing missed/updated rental income
ASSETS	Ineligible <ul style="list-style-type: none"> Sweat Equity Cash on Hand
BORROWER ELIGIBILITY	Max 6 loans to one borrower, including the subject property, or a total of \$3.5MM in financing, whichever is less.
CREDIT	RMCR or traditional tri-merge is required.
CREDIT SCORE	<ul style="list-style-type: none"> 580 credit score required for all borrowers unless otherwise stated All borrowers must have at least one credit score
DEED RESTRICTIONS	Mortgage loans that are subject to resale restrictions are not eligible, except for age-related restrictions that meet requirements noted in HUD Handbook 4000.1
ESCROW ACCOUNT	Escrow Account required; escrow waivers not permitted.
ESCROW REPAIR/HOLDBACK	Not permitted
FAMILY-OWNED BUSINESS	When a borrower is employed by a family-owned business - Two years tax returns are required regardless of AUS recommendation.
INELIGIBLE PROGRAMS/TRANSACTIONS	<ul style="list-style-type: none"> 203 (h) 203 (k) Balloon Terms

	<ul style="list-style-type: none"> • Build-on-Own Land (2-time construct to perm end loan) • Community Land Trust • Energy Efficient Mortgages (EEM) • FHA Back to Work • FHA loans with an unsecured interest-free loan for establishment of an escrow account • FHA Military Impact Area Loans • FHA Negative Equity Refinance • FHA Title II Multifamily Accelerated Processing Authority • FHA Good Neighbor Next Door • Graduated Payment Mortgage (GPM) • Growing Equity Mortgages (GEM) • High-Cost Loans • Higher Priced Mortgage Loans (HPML) • HFA Programs • HOPE for Homeowner's Program • HUD \$100 down • Investment Properties • Loan Assumptions • Native American Leased Lands • Native American Direct Loans • Second Homes • Section 184- Indian Home Loan Guarantee Program • Section 223€ Declining Neighborhoods • Section 8 • Short Refi With negative equity • Single Close Construction to Perm • Specially Adapted Housing • Transactions with subordinate PACE liens • Texas (f)(2) • Texas 50 (a)(4) • Texas 50 (a)(6) 														
INELIGIBLE PROPERTY TYPES	<ul style="list-style-type: none"> • Co-Ops • Deed restrictions other than for age • Mixed Use • Properties in Redemption • Properties with Individual Purification water Systems • Properties with PACE obligations or PACE-like assessments • Property Flip of Non-Arm's Length Transaction 														
MANUAL UNDERWRITING	<p>Refer/Eligible loans may be considered in accordance with FHA Handbook 4000.1 as well as the following:</p> <ul style="list-style-type: none"> • Purchase & No Cash Out refinance only • Manufactured home not permitted • 620 FICO • No Ch 7 BK within most recent 24 mos. • No Foreclosure, DIL, Short Sale in most recent 36 mos. • Ratios >31/43 must have the following: <ul style="list-style-type: none"> ◦ 3 Months PITIA reserves- must be borrowers own saved funds. ◦ Payment shock ≤150% 														
MAXIMUM DTI	<table border="1"> <thead> <tr> <th>LTV/CLTV</th> <th>FICO</th> <th>AUS Approval</th> <th>Max DTI</th> </tr> </thead> <tbody> <tr> <td rowspan="3">All</td> <td>≥620</td> <td>Y</td> <td>Per AUS</td> </tr> <tr> <td>580-619</td> <td>Y</td> <td>55%</td> </tr> <tr> <td>≥620</td> <td>N</td> <td>43%¹</td> </tr> </tbody> </table> <p>¹See Manual Underwrite section for additional details</p>	LTV/CLTV	FICO	AUS Approval	Max DTI	All	≥620	Y	Per AUS	580-619	Y	55%	≥620	N	43% ¹
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MORTGAGE CREDIT CERTIFICATE	Not permitted														
NON-PERMANENT RESIDENT ALIENS	Not permitted														



NON-TRADITIONAL CREDIT/CREDIT REPORTS	Not permitted
MANUFACTURED HOUSING	<p>Requirements:</p> <ul style="list-style-type: none"> • AUS Approval required • Fixed Rate programs only • Temporary buydown not permitted • Purchase and Rate & Term only. • MAX DTI 50% • Minimum 700 square feet • Property condition must be average or better. • Must be taxed as real property prior to application date. <p>Ineligible:</p> <ul style="list-style-type: none"> • Manufactured Homes that are subject to deed restrictions • Leased Land or Leasehold property. • Single-wide • Leasehold • Manufactured Home Condominium Projects (MHCPs) • Accessory Dwelling Units • New Construction/Construct to Perm
MINIMUM LOAN AMOUNT	\$75,000
MORTGAGE CREDIT CERTIFICATE	Not permitted
POWER OF ATTORNEY (POA)	<p>POA must be specific to the transaction.</p> <p>Ineligible:</p> <ul style="list-style-type: none"> • Cash-out transactions • Properties held in Trust
PURCHASE TRANSACTIONS	<ul style="list-style-type: none"> • Assignment of contract not permitted. • Renegotiated Purchase Contract not permitted, however, minor adjustments due to condition or other relevant factors are permitted. • Increase of sales price after appraisal completion is not permitted
STREAMLINE REFINANCE	<ul style="list-style-type: none"> • Employer must be listed on URLA • VVOE to confirm employment required • Mortgage only credit report with 0 x 30 in most recent 12 months
TAX TRANSCRIPTS	<ul style="list-style-type: none"> • Transcripts are required in all instances when a tax return will be used to determine qualifying income. • Business transcripts are required when business income that does not flow onto a personal tax return is used to qualify. (ie.1120)
TEMPORARY BUY-DOWN	<p>Ineligible:</p> <ul style="list-style-type: none"> • Lender and/or borrower funded buydowns. • Second Homes • Investment Properties • 2-4 Unit properties • Manufactured Homes • Refinance Transactions - including Streamline. • Custom loan terms • ARMs
TITLE INSURANCE	Title insurance policy required; attorney title opinion letter in lieu of a title insurance policy is not allowed
UNPAID FEDERAL TAX DEBT	<p>FCM considers all unpaid tax debt from prior years as delinquent, even if lien has not been filed.</p> <ul style="list-style-type: none"> • Evidence of one of the following required: <ul style="list-style-type: none"> ○ A payment plan must be established and at least three (3) payments have been made in accordance with the agreement (may not be pre-paid). Copy of Approved Repayment and evidence of payment required. ○ Proof obligation has been paid in full or will be paid in full at closing
VERBAL VERIFICATION OF EMPLOYMENT	VVOE for self-employed borrowers must be obtained within 30 days of note date



Updates

All Updates will be in red font

Section	Date	Update
State Exclusions	3.7.24	Removed CT as a restricted state
State Exclusions	3.12.24	Removed VT as a restricted state

