

**FANNIE MAE AND FREDDIE MAC MATRIX
STANDARD & HIGH BALANCE MATRIX**

	Property Type	MAX LTV/CLTV/HCLTV			Property Type	MAX LTV/CLTV/HCLTV
		Purchase	Limited C/O			Cash-Out Refi
Primary Residence	SFR/PUD/Condo	97% ¹	97% ⁶	Primary Residenc	SFR/PUD/Condo	80%
	Manufactured ⁵	95%	95%		Manufactured	Follow AUS
	2 Units	85% 95% ²	85% 95% ²		2 Units	75%
	3-4 Units	80% 95% ³	80% 95% ³		3-4 Units	75%
Second Home	SFR/PUD/Condo	90%	90%	Second Home	SFR/PUD/Condo	75%
Investment	SFR/PUD/Condo	85%	75% 85% ⁴	Investment	SFR/PUD/Condo	75%
	2-4 Units	75%	75%		2-4 Units	70%

¹ FNM/FRE – MAX LTV 95% for High Balance Transactions
² FNM Only – MAX LTV 85% for High Balance Transactions
³ FNM Only – MAX LTV 75% for High Balance Transactions
⁴ FRE Only
⁵ ARM not permitted on Manufactured Homes
⁶ Must be paying off a loan currently owned/serviced by FNM or FRE (FNM 97% or FRE HomeOne®)

2025 CONFORMING LOAN LIMITS

Units	Standard Conforming	High Costs	AK, Guam, HI, US Virgin Islands
1	\$806,500	\$1,209,750	\$1,209,750
2	\$1,032,650	\$1,548,975	\$1,548,975
3	\$1,248,150	\$1,872,225	\$1,872,225
4	\$1,551,250	\$2,326,875	\$2,326,875

FANNIE MAE HOMEReady STANDARD & HIGH BALANCE MATRIX

Property Type ³	Purchase		Property Type	Limited Cash-Out Refinance	
	MAX LTV/CLTV/HCLTV			MAX LTV/CLTV/HCLTV	
	Conforming	High Bal		Conforming	High Bal
SFR/PUD/Condo	97% ¹	95%	SFR/PUD/Condo	97% ^{1,2}	95%
2-4 Units	95% ¹	95%	2-Unit	95% ¹	85%
			3-4 Unit	95% ¹	75%

¹ CLTV up to 105% with eligible Community Second
² For loans owned or securitized by FNM
³ Manufactured Homes permitted in accordance with Standard MH guidelines

FREDDIE MAC HOMEPOSSIBLE STANDARD & SUPER CONFORMING MATRIX

Property Type ³	Purchase		Property Type	No Cash-Out Refinance	
	MAX LTV/CLTV/HCLTV			MAX LTV/CLTV/HCLTV	
	Conforming	Super Conf.		Conforming	Super Conf
SFR/PUD/Condo	97% ¹	95% ¹	SFR/PUD/Condo	97% ¹	95% ¹
2- Unit	95% ¹	85%	2-Unit	95% ¹	85%
3-4 Unit	95% ¹	80%	3-4 Unit	95% ¹	80%

¹ CLTV up to 105% with eligible Community Second
² For loans owned or securitized by FRE
³ Manufactured Homes permitted in accordance with Standard MH guidelines

FNM/FRE	OVERLAYS
STATE EXCLUSIONS	AK, HI, MO, NY
AMENDED TAX RETURNS	<p>Filed before application</p> <ul style="list-style-type: none"> If amended 60 days or less prior to application, evidence of payment needed <p>Filed after application</p> <p>Following documentation needed: Letter of explanation regarding the reason and evidence of filing or payment and the ability to pay tax if check has not canceled</p>
APPRAISAL	Full appraisal required, regardless of AUS Findings, when property is being sold at auction or is REO.
ASSETS	<p>VOD as a stand-alone document is not permitted unless obtained from a Third-Party Vendor.</p> <p>Ineligible Assets:</p> <ul style="list-style-type: none"> Sweat Equity Marijuana related Crypto Currency
CREDIT	<p>RMCR or traditional tri-merge is required.</p> <p>All borrowers must have at least one credit score</p> <p>Ineligible:</p> <p>Non-traditional credit</p>
CREDIT SCORE	620 unless otherwise indicated
CONDOMINIUMS	<p>Ineligible</p> <ul style="list-style-type: none"> HOA may not be seller of subject unit. Loans requiring a single loan Project Eligibility Waiver (PEW) Florida new construction condo projects without existing PERS approval Leasehold Manufactured Home Condo Projects
DEED RESTRICTIONS	Mortgage loans that are subject to resale restrictions are not eligible, except for age-related restrictions that meet the FNM/FRE Selling Guide requirements.
EMPLOYED BY FAMILY	Must provide 2 most recent years of tax returns
ESCROW REPAIR/HOLDBACKS	Not permitted
HOMEReady/HOME POSSIBLE	<p>Ineligible:</p> <ul style="list-style-type: none"> Sweat equity. Cash on hand Non-Borrower household income Secondary Financing: Transaction with lender-funded grants or down payment assistance provided under an FNM variance.
INCOME	<ul style="list-style-type: none"> FNM- Future Income- <u>Selling Guide B3-3.1-09</u> Option 2 only FRE- Income commencing after the note date- <u>Selling Guide 5303.2(e)</u> Option 1 only <p>*reminder* Income from cannabis related industry only permitted for W2 employee, FNMA only</p>
INELIGIBLE PROPERTIES	<ul style="list-style-type: none"> Co-Ops Continuing Care Communities Community Land Trust Group Homes Manufactured Homes with Leasehold/Leased Land Native American Leased Land/Leasehold Properties in Redemption Properties with PACE obligations Properties subject to private transfer fee covenants Property Flip of Non-Arm's Length Transaction Property Ratings of C5 or Q6 Proposed and under construction properties. Renovation loan or construction to perm. Unusual or Unique Properties such as: 3D Printed Homes, Barndominiums, Container homes, Tiny Homes Berm homes, geodesic homes. Or mixed-use properties (this is not an exclusive list). Working Farms
INELIGIBLE PROGRAMS	<ul style="list-style-type: none"> Affordable Housing loans Affordable Seconds® HomePath© HomeStyle©

	<ul style="list-style-type: none"> • Choice Home® • Choice Renovation® • CHOICEReno eXPress® • Community Land Trusts • GreenCHOICE® • Single Close Construction to Perm • Energy Efficient Mortgages • Enhanced Relief Refinance Mortgage® • Equity Sharing • Heritage One® • HFA Advantage / HFA Programs/ HFA Preferred Advantage (Freddie specific) • High-LTV Refinance 	<ul style="list-style-type: none"> • HomeReady® with reduced Mortgage Insurance Options • Homestyle Energy® • Homestyle Renovations® • HUD 184 Mortgages • Assumptions • MHAdvantage® • Open Access • Property Assessed Clean Energy (PACE) • RefiNow™ • RefiPossible® • Rural High-Needs Waiver
MANUAL UNDERWRITING	Not Permitted	
MANUFACTURED HOUSING	<p>Requirements:</p> <ul style="list-style-type: none"> • AUS Approval required. • Fixed Rate programs only • Temporary buydown not permitted. • 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 • 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	
MORTGAGE INSURANCE	<p>Ineligible:</p> <p>Reduced, custom or Minimum MI coverages with price adjustments. Borrower paid split premium. Borrower paid annual. Monthly Lender Paid MI or any MI where the premium is paid out of the mortgage interest</p>	
MULTIPLE LOANS TO ONE BORROWER	FCM will allow up to six (6) loans for one borrower, including the subject property, or a total of \$3.5MM in financing, whichever is less.	
NON-ARM'S LENGTH TRANSACTION	<p>Ineligible:</p> <ul style="list-style-type: none"> • PIW, regardless of AUS offering (full appraisal required) • Newly constructed homes • Existing properties secured by a second home or investment property. • Property has transferred ownership within most recent 90 days from application date 	
POWER OF ATTORNEY	<p>Permitted to be used for closing documents only.</p> <p>Ineligible:</p> <ul style="list-style-type: none"> • Cash-out transactions. • Properties held in Trust. • Investment properties • General POA's • An individual employed by or affiliated with any party to the loan transaction e.g. title insurer, settlement agent etc. 	
PURCHASE TRANSACTIONS	Assignment of contract not permitted	
SUBORDINATE FINANCING	Ineligible:	

	No liens provided by tribal governments and its sovereign instrumentalities
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. <p>Business transcripts are required when business income that does not flow onto a personal tax return is used to qualify. (ie.1120)</p>
TEMPORARY BUYDOWNS	<p>Ineligible:</p> <ul style="list-style-type: none"> • Lender • Second Homes • 2-4 Unit properties • Manufactured Homes • Refinance Transactions • Custom loan terms • ARMs
TITLE INSURANCE	<p>Attorney title Opinion Letter in lieu of title insurance policy not permitted.</p> <ul style="list-style-type: none"> •
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: <p>A payment plan must be established and at least one payment made in accordance with the agreement (may not be pre-paid). Copy of Approved Repayment and evidence of payment required.</p>

Updates

All Updates will be in red font