

# 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% <sup>1</sup>	97% <sup>6</sup>	Primary Residence	SFR/PUD/Condo	80%
	Manufactured <sup>5</sup>	95%	95%		Manufactured	Follow AUS
	2 Units	85% 95% <sup>2</sup>	85% 95% <sup>2</sup>		2 Units	75%
	3-4 Units	80% 95% <sup>3</sup>	80% 95% <sup>3</sup>		3-4 Units	75%
Second Home	SFR/PUD/Condo	90%	90%	Second Home	SFR/PUD/Condo	75%
Investment	SFR/PUD/Condo	85%	75%   85% <sup>4</sup>	Investment	SFR/PUD/Condo	75%
	2-4 Units	75%	75%		2-4 Units	70%

<sup>1</sup> FNM/FRE – MAX LTV 95% for High Balance Transactions

<sup>2</sup> FNM Only – MAX LTV 85% for High Balance Transactions

<sup>3</sup> FNM Only – MAX LTV 75% for High Balance Transactions

<sup>4</sup> FRE Only

<sup>5</sup> ARM not permitted on Manufactured Homes

<sup>6</sup> 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

## ADJUSTABLE-RATE MORTGAGES (ARMs)

Term	Index	Margin	Caps
5/6	6 MO. SOFR	2.75%	2/1/5
7/6	6 MO. SOFR	2.75%	5/1/5
10/6	6 MO. SOFR	2.75%	5/1/5

## FANNIE MAE HOMEREADY STANDARD & HIGH BALANCE MATRIX

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

<sup>1</sup> CLTV up to 105% with eligible Community Second

<sup>2</sup> For loans owned or securitized by FNM

<sup>3</sup> Manufactured Homes permitted in accordance with Standard MH guidelines

## FREDDIE MAC HOMEPOSSIBLE STANDARD & SUPER CONFORMING MATRIX

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

<sup>1</sup> CLTV up to 105% with eligible Community Second

<sup>2</sup> For loans owned or securitized by FRE

<sup>3</sup> Manufactured Homes permitted in accordance with Standard MH guidelines

FNM/FRE	OVERLAYS
STATE EXCLUSIONS	HI, NY
AMENDED TAX RETURNS	<p>Filed before application</p> <ul style="list-style-type: none"> <li>If amended 60 days or less prior to application, evidence of payment needed</li> </ul> <p>Filed after application</p> <ul style="list-style-type: none"> <li>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</li> </ul>
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"> <li>Sweat Equity</li> <li>Marijuana related</li> <li>Crypto Currency</li> </ul>
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"> <li>HOA may not be seller of subject unit.</li> <li>Loans requiring a single loan Project Eligibility Waiver (PEW)</li> <li>Florida new construction condo projects without existing PERS approval</li> <li>Leasehold</li> <li>Manufactured Home Condo Projects</li> </ul>
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"> <li>Sweat equity.</li> <li>Cash on hand</li> <li>Non-Borrower household income</li> <li>Secondary Financing: Transaction with lender-funded grants or down payment assistance provided under an FNM variance.</li> </ul>
INCOME	<ul style="list-style-type: none"> <li>FNM- Future Income- <u>Selling Guide B3-3.1-09</u> Option 2 only</li> <li>FRE- Income commencing after the note date- <u>Selling Guide 5303.2(e)</u> Option 1 only</li> </ul> <p>\reminder\Income.from.cannabis.related.industry.only.permitted.for.W8.employee?FNMA.only</p>
INELIGIBLE PROPERTIES	<ul style="list-style-type: none"> <li>Co-Ops</li> <li>Continuing Care Communities</li> <li>Community Land Trust</li> <li>Group Homes</li> <li>Manufactured Homes with Leasehold/Leased Land</li> <li>Native American Leased Land/Leasehold</li> <li>Properties in Redemption</li> <li>Properties with PACE obligations</li> <li>Properties subject to private transfer fee covenants</li> <li>Property Flip of Non-Arm's Length Transaction</li> <li>Property Ratings of C5 or Q6</li> <li>Proposed and under construction properties.</li> <li>Renovation loan or construction to perm.</li> <li>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).</li> <li>Working Farms</li> </ul>



INELIGIBLE PROGRAMS	<ul style="list-style-type: none"> <li>Affordable Housing loans</li> <li>Affordable Seconds®</li> <li>Choice Home®</li> <li>Choice Renovation®</li> <li>CHOICEReno eXpress®</li> <li>Community Land Trusts</li> <li>GreenCHOICE®</li> <li>Single Close Construction to Perm</li> <li>Energy Efficient Mortgages</li> <li>Enhanced Relief Refinance Mortgage®</li> <li>Equity Sharing</li> <li>Heritage One®</li> <li>HFA Advantage / HFA Programs/ HFA Preferred Advantage (Freddie specific)</li> <li>High-LTV Refinance</li> </ul>	<ul style="list-style-type: none"> <li>HomePath®</li> <li>HomeStyle®</li> <li>HomeReady® with reduced Mortgage Insurance Options</li> <li>Homestyle Energy®</li> <li>Homestyle Renovations®</li> <li>HUD 184 Mortgages</li> <li>Assumptions</li> <li>MHAdvantage®</li> <li>Open Access</li> <li>Property Assessed Clean Energy (PACE)</li> <li>RefiNow™</li> <li>RefiPossible®</li> <li>Rural High-Needs Waiver</li> </ul>
MANUAL UNDERWRITING	Not Permitted	
MANUFACTURED HOUSING	<p>Requirements:</p> <ul style="list-style-type: none"> <li>AUS Approval required.</li> <li>Fixed Rate programs only</li> <li>Temporary buydown not permitted.</li> <li>Property condition must be average or better.</li> <li>Must be taxed as real property prior to application date.</li> </ul> <p>Ineligible:</p> <ul style="list-style-type: none"> <li>Manufactured Homes that are subject to deed restrictions</li> <li>Leased Land</li> <li>Single-wide</li> <li>Leasehold</li> <li>Manufactured Home Condominium Projects (MHCPs)</li> <li>Accessory Dwelling Units</li> <li>New Construction/Construct to Perm</li> </ul>	
MINIMUM LOAN AMOUNT	\$75,000	
MORTGAGE CREDIT CERTIFICATE	Not Permitted	
MORTGAGE INSURANCE	<p>Ineligible:</p> <ul style="list-style-type: none"> <li>Reduced, custom or Minimum MI coverages with price adjustments.</li> <li>Borrower paid annual.</li> <li>Monthly Lender Paid MI or any MI where the premium is paid out of the mortgage interest</li> </ul>	
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"> <li>PIW, regardless of AUS offering (full appraisal required)</li> <li>Newly constructed homes</li> <li>Existing properties secured by a second home or investment property.</li> <li>Property has transferred ownership within most recent 90 days from application date</li> </ul>	
POWER OF ATTORNEY	<p>Permitted to be used for closing documents only.</p> <p>Ineligible:</p> <ul style="list-style-type: none"> <li>Cash-out transactions.</li> <li>Properties held in Trust.</li> <li>Investment properties</li> <li>General POA's</li> <li>An individual employed by or affiliated with any party to the loan transaction e.g. title insurer, settlement agent etc.</li> </ul>	
PURCHASE TRANSACTIONS	Assignment of contract not permitted	
SUBORDINATE FINANCING	<p>Ineligible:</p> <p>No liens provided by tribal governments and its sovereign instrumentalities</p>	
TAX TRANSCRIPTS	<p>Transcripts are required in all instances when a tax return will be used to determine qualifying income.</p> <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"> <li>• Lender</li> <li>• Second Homes</li> <li>• 2-4 Unit properties</li> <li>• Manufactured Homes</li> <li>• Refinance Transactions</li> <li>• Custom loan terms</li> <li>• ARMs</li> </ul>
TITLE INSURANCE	Attorney title Opinion Letter in lieu of title insurance policy not permitted.
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"> <li>• Evidence of one of the following required:</li> </ul> <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>