



IMPORTANT REMINDER BULLETIN 35 09192025

Issued to: All Channels

Date: September 19, 2025

Subject: Expanded Conforming Odd Terms & FHA/VA ARM Options

Effective: Immediately

To provide greater flexibility and customization, FCM TPO is now offering alternative amortization terms beyond the standard options.

Available Terms:

- Fannie/Freddie CONFORMING 16-20 YEAR
- Fannie/Freddie CONFORMING 11-15 YEAR FIXED
- Fannie/Freddie CONFORMING 16-20 YEAR FIXED HIGH
- Fannie/Freddie CONFORMING 11-15 YEAR FIXED HIGH BALANCE
- FHA 21-30 YEAR FIXED STREAMLINE
- FHA 21-30 YEAR FIXED STREAMLINE HIGH
- FHA 11-15 YEAR FIXED
- FHA 11-15 YEAR FIXED STREAMLINE
- VA 11-15 YEAR FIXED
- VA 11-15 YEAR FIXED IRRRL

Pricing and Locking:

Utilize the drop down to select the preferred term when pricing a loan.

The screenshot displays the FCM TPO loan pricing interface. The 'Term' dropdown menu is open, showing a list of terms from 11 year to 30 year. The '30 year' option is highlighted. The interface includes various input fields for loan details:

- Mortgage Type:** Conventional
- Loan Amount:** \$
- FICO:**
- Property Value:** \$
- Property Zip:**
- LTV:** %
- Occupancy:** Owner Occupied
- Escrow Type:** No Escrows Waived
- Buydown Type:** None
- Builder:**
- Amortization:** Fixed
- Lock Days:** 30 Days
- Lock Expires:** 10/20
- Units:** 1 unit
- First-Time Homebuyer:** (checkbox)

New FHA & VA Adjustable Rate Mortgages (ARMs):

FCM TPO is now offering FHA and VA ARMs under both Government Conforming and High Balance loan limits.

Available ARM Products:

- FHA 5/1 CMT ARM
- FHA High Balance 5/1 CMT ARM
- FHA Streamline Credit Qualifying 5/1 CMT ARM
- FHA Streamline Credit Qualifying High Balance 5/1 CMT ARM
- FHA Streamline Non-Credit Qualifying 5/1 CMT ARM
- FHA Streamline Non-Credit Qualifying High Balance 5/1 CMT ARM
- VA 5/1 CMT ARM
- VA High Balance 5/1 CMT ARM
- VA IRRRL 5/1 CMT ARM
- VA IRRRL High Balance 5/1 CMT ARM

ARM Caps:

Adjustment Periods

First	Subsequent	Life
1%	1%	5%

Program Details:

- Margin: 2%
- Index: 1-Year CMT
- Floor: Equal to Margin
- Qualifying Rate: Note Rate*

Note: For loans in IN, MA, MD, NM, and PA, borrowers must qualify at the greater of the Note Rate or Fully Indexed Rate (Margin + Index).

Please contact your Account Executive should you have any questions.

We appreciate your business!