

Conforming Loan Amounts - Fixed & Adjustable Rate Mortgages				
Occupancy	Transaction Type	Number of Units	Minimum Credit Score	Max LTV/CLTV/HCLTV
Primary Residence	Purchase & No Cash-Out Refinances	1 Unit	620	95%
		2-4 Units	620	80%
	Cash-out Refinance	1 Unit	620	80%
		2-4 Units	620	75%
Second Home	Purchase & No Cash-Out Refinances	1 Unit	620	85%
	Cash-out Refinance	1 Unit	620	75%
Non-Owner Occupied	Purchase & No Cash-Out Refinances	1 Unit	620	85%
		2-4 Units	620	75%
	Cash-out Refinance	1 Unit	620	75%
		2-4 Units	620	70%

Freddie Mac Super Conforming Fixed Rate Mortgages				
Occupancy	Transaction Type	Number of Units	Minimum Credit Score	Max LTV/CLTV/HCLTV
Primary Residence	Purchase & No Cash-Out Refinances	1 Unit	620	95%
		2-4 Units	620	80%
	Cash-out Refinance	1 Unit	620	80%
		2-4 Units	620	75%
Second Home	Purchase & No Cash-Out Refinances	1 Unit	620	85%
	Cash-out Refinance	1 Unit	620	75%
Non-Owner Occupied	Purchase & No Cash-Out Refinances	1 Unit	620	85%
		2-4 Units	620	75%
	Cash-out Refinance	1 Unit	620	75%
		2-4 Units	620	70%

Manufactured Housing Fixed Rate Only				
Occupancy	Transaction Type	Number of Units	Minimum Credit Score	Max LTV/CLTV/HCLTV
Primary Residence Only	Purchase & Limited Cash-Out	1 Unit	640	95%
		1 Unit	640	95%
	Cash-out Refinance	Not Permitted		

Product Specific Guidelines	
Adjustable Rate Loan Terms	Arm Products are available in 5/1, 7/1, & 10/1 terms
	Index 1-Yr LIBOR
	Margin 2.25%
	5/1 Arm has 2/2/5 Caps
	Floor is the margin
	7/1 & 10/1 Arm's 5/2/5 Caps

30 year Fixed Home Possible Mortgage				
Occupancy	Transaction Type	Number of Units	Minimum Credit Score	Max LTV/CLTV/HCLTV
Primary Residence Only	Purchase & No Cash-Out Refinances	1-4 Unit	620	95%

Overlays	
Borrowers	All borrowers must have a valid Social Security number and at least one credit score.
Properties Listed for Sale	ResMac will not close a transaction if the property was listed for sale at the time of application. ResMac will close a loan if the subject property was listed for sale within the last six months but was taken off the market prior to the application date.
Ineligible Products	Renovation, Construction, Home Steps, Construction to Permanent.
Ineligible Properties	Co-op's are not permitted.
Underwriting	ResMac does not allow manual underwrites. A-minus not permitted.
Vesting	ResMac will not lend on properties held in Life Estates, Non-Revocable Trusts, Guardianships, LLCs, Corporations or Partnerships.

30 year Fixed Home Possible Advantage Mortgage				
Occupancy	Transaction Type	Number of Units	Minimum Credit Score	Max LTV/CLTV/HCLTV
Primary Residence Only	Purchase & No Cash-Out Refinances	1 Unit Only	620	97%

Helpful Links				
FHLMC Selling Guide	Home Possible Page	Super Conforming	Project Eligibility	Product Training

Information in this matrix is a summary only and is not a complete representation of ResMac Lending Policies. Refer to the ResMac Underwriting Policy and Freddie Mac Selling Guide for detailed requirements. Information is accurate as of the date of publishing and is subject to change without notice. The overlays outlined in this matrix apply to agency loans submitted to LP. In addition to applying these ResMac specific overlays, loans submitted to LP must comply with the LP findings and Freddie Mac requirements. This document should not be relied upon or treated as legal advice.

