

Occupancy	Transaction Type	Number of Units	Max LTV/CLTV/HCLTV	Minimum Credit Score	
				Standard	High Balance
Primary Residence	Purchase	1-4 Units	100%	620	620
	Cash-Out	1-4 Units	100%	620	640
All Occupancy Types	IRRRL	1-4 Units	N/A	620	620
VA Helpful Links	VA 26-7 Pamphlet	VA Funding Fee Tables	VA Regional Centers	Request for COE	VA Loan Limits
Overlays					
Borrowers	All borrowers must have a valid Social Security number and at least one credit score.				
DPA's & MCC's	Down Payment Assistance programs and Mortgage Credit Certificates are not permitted.				
Financed Properties	The maximum number of financed properties including the subject property is four.				
Ineligible loans	Joint Loans and Texas 50(a)(6) Loans are not permitted.				
IRRRL's	Loans must be current and have no mortgage lates in the most recent 12 months.				
	A tri-merge credit report is required to solely validate the loan score. Mortgage only credit reports are not permitted.				
Loan Amount Limits	ResMac will permit loan amounts up to \$1,000,000 on the high balance loan products.				
	If a loan amount exceeds \$417,000, the high balanced product must be selected.				
Manufactured Housing Requirements	ResMac has the following restrictions for manufactured housing: Minimum 640 FICO score. Cash-out transactions are not permitted. N/O/O transactions not permitted. Fixed rates only. DU Approve/Eligible only. Subordinate financing not permitted. Must be < 15 years of age at time of appraisal. Must be double-wide or larger. Structural Engineer's report is required. For complete requirements, please see ResMac guidelines for all requirements.				
Ineligible Property Types	Excluded property types include but are not limited to: Co-Op's and Manufactured homes in PUD's.				
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.				
Vesting	ResMac will not lend on properties held in Life Estates, Non-Revocable Trusts, Guardianships, LLCs, Corporations or Partnerships.				
<p><i>Information in this matrix is a summary only and is not a complete representation of ResMac Lending Policies. Refer to the VA 26-7 Pamphlet 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 VA loans submitted to DU or LPA. In addition to applying these ResMac specific overlays, all loans submitted to DU must comply with the DU Findings and all loans submitted to LPA must comply with Freddie Mac requirements. This document should not be relied upon or treated as legal advice.</i></p>					