

## Program Highlights

### FHA Standard

- ✓ 15 year Fixed Rate – Conforming Balance only
- ✓ 20, 25 and 30 year Fixed Rate – Conforming and High Balance
- ✓ 3/1 and 5/1 fully amortizing 30 year Hybrid ARM with 1/1/5 caps

### Program Features

- ✓ Manual Underwriting allowed
- ✓ Temporary buydowns are not allowed
- ✓ \$90,000 minimum loan amount
- ✓ (Contact Underwriting Management for Loan Amounts below \$90k)

### Loan Limits

- ✓ Please refer to the Loan Limits page for complete details

## FHA Loan Programs - Matrix Reference Guide

FHA Standard Conforming and High Balance <sup>1</sup>					
Occupancy	Purpose	Units	MDCS	LTV	CLTV
Primary Residence Only	Purchase	1-4	620	96.5% 2,3	96.5% 4
	Rate/Term	1-4	620	97.75% 5	97.75%
	Cash Out	1-4	620	85%	85%
	Simple Refinance (processed as a Rate/Term until further notice)	1-4	620	97.75%	97.75%
	Credit Qualifying Streamline Refinance	1-4	620	N/A	N/A
	Non-Credit Qualifying Streamline Refinance	1-4	N/A	N/A	N/A
<ol style="list-style-type: none"> <li>Standard product parameters are applicable to Conforming and High Balance loan amounts.</li> <li>Maximum 85% LTV for Identity of Interest and Tenant/Landlord transactions.</li> <li>Maximum 75% LTV for non-family member, Non-Occupant Co-Borrower transactions.</li> <li>In some circumstances, subordinate financing/CLTV limits may exceed the applicable LTV limit.</li> <li>85% maximum LTV for properties occupied as a principal residence less than 12 months or owned less than 12 months but not occupied the entire period.</li> <li>15 and 30 year Fixed Rate Conforming Balance and 30 year High Balance only.</li> </ol>					