

HomeReady Loan



HomeReady Summary

Redesigned/enhanced affordable lending product with a new name.

Borrower Eligibility

- Aligned with Fannie Mae's regulatory housing goals (includes underserved census tracts and minority, disaster areas)
- DU will identify borrower eligibility for all loans submitted to DU

Pricing-Improved and Simplified

- Standard risk-based pricing waived for LTVs >80% with a credit score ≥ 680
- Competitive borrower payment
- Execution always better than or equal to FNMA standard pricing

Homeownership Education

- Mandatory pre-purchase homeownership education via online Framework course and access to post-purchase homeownership advisors



NEW Features

Eligibility

- First Time Home Buyers and Non-First Time Home Buyers to 97% LTV
- Limited Rate Term Refinance to 95% LTV

Underwriting/income flexibility

- Household income as a compensating factor for DTI > 45% to 50%
- Non-occupant borrower income
- Rental income from accessory units
- Broader income documentation flexibility
- Only 25% coverage is needed for standard Mortgage Insurance

GMFS Offers

- 30 year Fixed Rate
- Primary Residence
- 1 Unit Properties
- Approve/Eligible with DU



Contact your GMFS Agent Team Account Manager for more information

Loan Officers can reference Census Tract Lookup (FFIEC) by visiting -

<https://geomap.ffiec.gov/FFIECGeocMap/GeocodeMap1.aspx>

and Income Eligibility by Census Tract Look by visiting -

https://www.fanniemae.com/content/eligibility_information/homeready-income-eligibility-lookup.xlsx



GMFS LLC is an Equal Housing Lender. All mortgages are originated by GMFS LLC at 7389 Florida Blvd. Suite 200A Baton Rouge, LA 70806. NMLS #64997. LA License 619.

Last Update 8/21/18