

Product Eligibility Matrix

Agency Eligible Products*



Product	Occupancy	# of Units	Purchase LTV/CLTV/HCLTV	LCOR LTV/CLTV/HCLTV	Cash out Refi LTV/CLTV/HCLTV	Min FICO*	Max DTI*
Conventional DU / Conventional High Balance (available for DU only)	Primary Residence	1 Unit	Fixed:97% (HB 95%) ARM:95%		Fixed: 80% ARM: 80%	620	50%
		2 Unit	Fixed:85% ARM:85%		Fixed:75% ARM:75%		
		3-4 Unit	Fixed:75% ARM:75%		Fixed:75% ARM:75%		
	Investment	1 Unit	Fixed:85% ARM:85%		Fixed:75% ARM:75%		
		2-4 Unit	Fixed:75% ARM:75%		Fixed: 70% ARM: 70%		
		1 Unit	Fixed:95% ARM:95%		Fixed: 80% ARM: 80%		
Conventional LPA (no High Balance)	Primary Residence	2 Unit	Fixed:80% ARM:80%		Fixed:75% ARM:75%	620	50%
		3-4 Unit	Fixed:80% ARM:80%		Fixed:75% ARM:75%		
		1 Unit	Fixed:90% ARM: 90%		Fixed:75% ARM:75%		
	Investment	1 Unit	Fixed:85% ARM:85%		Fixed:75% ARM:75%		
		2-4 Unit	Fixed: 75% ARM: 75%		Fixed: 70% ARM: 70%		
		1 Unit	97%				
Homeready or Homepossible	Primary Residence	2-4 Unit	*95% LPA (2-4 Unit) 85% (2 Unit) DU or 75% (3-4 Unit) DU			620	50%
		1-4 Unit	96.50%	97.75%	80%	600	55% ³
FHA	Streamline	1-4 Unit		97.75%		640	N/A
	VA	Primary	1-4 Unit	100%		90%	600
IRRRL		1-4 Unit	100%		90%	620	60%
Rural Development	Primary Residence	1 Unit	100/102% after Gfee			620	GUS Approval
HomeStyle Reno	Primary Residence	1 Unit	97%			DU Approval	
	Second Home	2-4 Unit	85% (2 unit) 75% (3-4 unit) DU				
FHA High Balance	Primary Residence (no streamlines)	1-4 Unit	96.50%		85%	660	55%
VA High Balance	Primary Residence	1-4 Unit	100%			620	60%

*Please see product page for additional specialty products, such as, Jumbo and Expanded

(1) For Condos under DU Refi Plus / LPA Open Access program max LTV is 97%.

(2) Other restrictions may apply, please see Guide

(3) For LTVs > 95%, on purchase transactions, borrower must be FTHB unless combined with HomeReady; for LCOR, the loan must be owned or securitized by Fannie

Other:

- All Fannie Mae/Freddie Mac/ Standard FHA/VA/USDA guidelines and restrictions apply. Must meet QM guidelines
- Please reference the official client guide located on www.gmfsagents.com for additional product specific information or overlays.

*All guidelines are subject to change without notice.

FICO Matrix

Program	Primary Borrower with Score - Co Borrower without (see next column if only 1 score)	Primary Borrower with One Score - CoBorrower with score or No Score	Non Traditional Credit - No FICO Score
Conv	Use primary borrower score for pricing and underwriting eligibility	Use primary borrower score for pricing and underwriting eligibility	Follow DU/ LPA Non-Traditional credit guidelines in Guide for full details. Must have Accept/ Approve Eligible and Homebuyer Education is required. Enter FICO as ZERO in OB to obtain correct price and Eligibility
FHA	Minimum of 2 scores required. If Co-Borrower does not have score they must live in the subject property as their primary residence along with the Primary Borrower Will not allow Alternative Credit	If Co-Borrower does not have score they must live in the subject property as their primary residence along with the Primary Borrower Will not allow Alternative Credit	Allowed for Streamline that is an Existing GMFS Customer. Must enter 0 fico, GMFS Custom Program as Existing GMFS Customer & Manual Traditional for AUS
VA	Use primary borrower score for pricing and underwriting eligibility	Use primary borrower score for pricing and underwrite eligibility is at the discretion of the underwriter	Allowed for VA IRRRL that is an Existing GMFS Customer. Must enter 0 fico, GMFS Custom Program as Existing GMFS Customer & Manual Traditional for AUS
RD	Use primary borrower for underwriting Price hit of 3 points if co-borrower does not have score Must have Refer/Eligible	Allowed with Refer Eligible Findings Price hit of 3 points if co-borrower does not have score	Must have Refer / Eligible minimum which defaults it to a Manual Underwrite. Must enter in OB as manual with a ZERO in FICO for Purchase. Streamline allowed for Existing GMFS Customer only