

Product Eligibility Matrix



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:95% ARM:85%		Fixed:75% ARM:75%			
		3-4 Unit	Fixed:95% ARM:75%		Fixed:75% ARM:75%			
	Second Home	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%
Conventional LPA (no High Balance)	Primary Residence	1 Unit	Fixed:95% ARM:95%		Fixed: 80% ARM: 80%	620	50%	
		2 Unit	Fixed:80% ARM:80%		Fixed:75% ARM:75%			
		3-4 Unit	Fixed:80% ARM:80%		Fixed:75% ARM:75%			
	Second Home	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%
Homeready or Homepossible	Primary Residence	1 Unit	97%			620	50%	
		2-4 Unit	*95%					
FHA	Primary Residence	1-4 Unit	96.50%	97.75%	80%	580	55% ³	
	Streamline	1-4 Unit		97.75%		620	N/A	
VA	Primary	1-4 Unit	100%		100% ⁴	600	60%	
	IRRRL	1-4 Unit		100%		620	60%	
Rural Development	Primary Residence	1 Unit	100/102% after Gfee			620	GUS Approval	
HomeStyle Reno	Primary Residence	1 Unit	97%			DU Approval		
		2-4 Unit	95%					
	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

(4) VA COR over 90% requires to be locked in a separate product in Optimal Blue.

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.gmfspartners.com for additional product specific information or overlays.

***All guidelines are subject to change without notice.**