

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 ⁴	50%
		2 Unit	Fixed:85% ARM:85%		Fixed:75% ARM:75%		
		3-4 Unit	Fixed:75% ARM:75%				
	Second Home	1 Unit	Fixed: 90% ARM: 90%		Fixed:75% ARM:75%		
	Investment	1 Unit	Fixed & ARM 85%	Fixed & ARM 75%	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:97% ARM:95%		Fixed: 80% ARM: 80%	620 down to as low as 580 ^{1,4}	50%
		2 Unit	Fixed:85% ARM:85%		Fixed:75% ARM:75%		
		3-4 Unit	Fixed:80% ARM:80%				
	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% LPA (2-4 Unit) 85% (2 Unit) DU or 75% (3-4 Unit) DU				
DU Refi Plus / LPA Open Access	Primary Residence	1 Unit		115% 125% ²		620	50%
FHA	Primary Residence	1-4 Unit	96.50%	97.75%	85%	600	55% ³
	Streamline	1-4 Unit		97.75%		640	N/A
VA	Primary/ IRRRL	1-4 Unit	100%		100%	600	60%
Rural Development	Primary Residence	1 Unit	100/101% after Gfee			620	GUS Approval or Refer/Eligible
Renovation/Rehab	Primary Residence	1 Unit	97%			620	43%
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%

(1) On Conventional 580-619, the Max LTV is 80% and must be LPA. No cash Refi out on LPA 580.

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

(3) Other restrictions may apply, please see Guide

(4) Nontraditional Credit (No FICO) Available, please see guide

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.**