GMFS PARTNERS | Product Eligibility Matrix

Last updated 08/2026

LTV / CLTV / HCLTV shown as Fixed · ARM

PRODUCT	OCCUPANCY	UNITS	Purchase LTV / CLTV / HCLTV	LCOR LTV / CLTV / HCLTV	Cash-Out Refi LTV / CLTV / HCLTV	MIN FICO*	MAX DTI*
Conventional DU / High Balance High Balance available for DU only	Primary Residence	1 Unit	Fixed 97% (HB 95%) · ARM 95%	–	Fixed 80% · ARM 80%	620[2]	50%
		2 Unit	Fixed 95% · ARM 85%	–	Fixed 75% · ARM 75%		
		3–4 Unit	Fixed 95% · 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%	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%[1] · ARM 95%	–	Fixed 80% · ARM 80%	620[2]	50%
		2 Unit	Fixed 85% · ARM 80%	–	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 / Home Possible*	Primary Residence	1 Unit	97%	–	–	620	50%
		2–4 Unit	95%	–	–		
FHA	Primary Residence	1–4 Unit	96.5%	97.75%	80%	580[1]	AUS Approval
	Streamline – Credit Qualifying	1–4 Unit	–	97.75%	–	620	N/A
	Streamline – Non Credit Qualifying		–			640	
VA	Primary	1–4 Unit	100%	–	100%[3]	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%	–	–	700	Approve / Eligible
		2 Unit	95%	–	–	700	Approve / Eligible
	Second Home	1 Unit	90%	–	–	700	Approve / Eligible
New Construction	Primary Residence	1 Unit	95%	–	–	700	45%
FHA High Balance	Primary Residence No streamlines	1–4 Unit	96.5%	–	85%	720	55%
VA High Balance	Primary Residence	1–4 Unit	100%	–	–	720	60%

(1) Other restrictions may apply, please see Guide.

(2) 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.

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

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

OTHER

All Fannie Mae / Freddie Mac / Standard FHA / VA / USDA guidelines and restrictions apply. Must meet QM guidelines.

Please reference the official product guide for additional product-specific information or overlays.

*All guidelines are subject to change without notice.