



PRODUCT ELIGIBILITY MATRIX

| Product | Occupancy | # of Units | Purchase LTV/CLTV/HCLTV | LCOR LTV/CLTV/HCLTV | Cash out RefLTV/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% | 6205 | 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 ⁵ | 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 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 ³ | 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% ⁴ | 600 | 60% |
| | IRRRL | 1-4 Unit | | 100% | | 620 | 60% |
| Rural Development | Primary Residence | 1 Unit | 100/102% after Gfee | | | 620 | GUS Approval |
| New Construction | Primary Residence | 1 Unit | 95% | | | 700 | 45% |
| HomeStyle Reno | Primary Residence | 1 Unit | 97% ¹ | | | 620 | Approve /Eligible |
| | | 2-4 Unit | 95% | | | 620 | Approve /Eligible |
| | Second Home | 1 Unit | 90% | | | 620 | Approve /Eligible |
| 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.



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 | <p>Minimum of 2 scores required.</p> <p>If Co-Borrower does not have score they must live in the subject property as their primary residence along with the Primary Borrower</p> | If Co-Borrower does not have score they must live in the subject property as their primary residence along with the Primary Borrower | 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 | <p>Use primary borrower for underwriting</p> <p>Price hit of 3 points if co-borrower does not have score</p> | <p>Allowed with Refer Eligible Findings</p> <p>Price hit of 3 points if co-borrower does not have score</p> | 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 |