

Loan Matrix – LTV/CLTV & Minimum Credit Score – Purchase and Cash-Out

Purchase and Regular Refinance (Cash out – Type I & II)			
Loan Amount	Minimum Credit Score	Transaction Type & Maximum LTV ⁽¹⁾	Maximum CLTV
Loan Amounts ≤ \$510,400	580 ⁽⁴⁾	Purchase 100% Regular (Cashout) Refinance 90% ⁽⁵⁾	See below ⁽²⁾
Loan Amounts > \$510,400 to \$1,200,000	620		
Loan Amounts > \$1,200,000 to \$2,000,000 ⁽³⁾	680		
Loan Amounts > \$2,000,000 to \$3,000,000 ⁽³⁾	720		
Loan Amounts > \$3,000,000 to \$5,000,000 ⁽³⁾	760		

- LTV may exceed maximum (100%) by the amount of the financed funding fee on purchase transactions only (not cash out – cash out max is 90%, including financed funding fee).
- Simultaneous 2nd: the second mortgage loan (in conjunction with the first mortgage) may not exceed the NOV. In all cases, must have 25% guaranty/equity of the lower of Certificate of Reasonable Value/Purchase price. Refer to Part R – Secondary Financing.
- Loan amounts greater than \$1,200,000 require the following in addition to meeting all VA requirements:
 - Minimum six months reserves PITIA
 - First time homebuyers not permitted
 - Each applicant must have a minimum of 3 trade lines with at least 2 active trade lines (active is defined as last activity date less than or equal to 12 months from the current date) with 12 months satisfactory history on each trade line and a minimum 24 month credit file history.
- Credit scores from 580-619 permitted subject to meeting all the following requirements:
 - Underwriting: AUS approval required. Manual downgrades are allowed with Approve/Eligible findings. "Refer" findings not permitted. Note: In order to make sure VA standards are met, manual underwriting is required on all scores under 600 regardless of AUS findings.
 - Nontraditional credit is not permitted except as outlined in [Part F-3: Credit History & Credit Depth](#)
 - SFR/Condo/PUD only (no multi units)
 - Gifts are allowed however: Max 31/43 ratios
 - Cash out transactions require the following: Second signature, Max DTI 43%, No open collections/judgments, housing payment history required 0x30x24
 - Borrowers must have a verifiable housing history or must demonstrate a regular savings pattern which demonstrates their financial maturity
 - All loans/borrower must meet VA residual income requirements and current requirements for DTI restrictions
 - Max loan amount \$510,400
 - See ratesheet for pricing adjustments.
 - Loans not meeting the additional requirements may be considered on a case by case basis only with additional documented compensating factors and are subject to Level 2 exception authority approval.
- Principal balance of new loan cannot exceed the amount on loan being refinanced for Type I Cash out Refinance. Recoupment requirements apply to Type I transactions.

See next page for LTV matrix for IRRRL transactions.