



FNMA RefiNow Product Matrix

This product summary is provided as a resource to be used in conjunction with FNMA Seller Guide, and to identify areas in which HomeXpress Mortgage Corp. has additional requirements or restrictions in addition to standard Fannie Mae guidelines. **This matrix does not replace the full requirements in the FNMA Seller Guide**

Primary Residence				
Limited Cash Out (Rate/Term) Refinance				
Property Type	LTV ¹	TLTV/HTLTV ²	Min Credit Score	Max DTI
1 Unit	97%	95%	N/A	65%
Manufactured Housing	95%	95%	N/A	65%
Topic	Requirement			
4506-C/Tax Transcripts	<ul style="list-style-type: none"> A signed 4506-C for all years in which income was used in the underwriting decision are required. Transcripts will be verified where tax returns are utilized for income qualification, or at the underwriter's discretion 			
Appraisal	<ul style="list-style-type: none"> Full appraisal required unless PIW waiver issued by DU Property Inspection Waivers (PIW) are permitted per DU findings Appraisal Fee: A credit of up to \$500 should be provided to the borrower at closing if an appraisal was obtained (SFC 868 required) Transferred appraisals permitted in compliance with FNMA, regulatory requirements, and HomeXpress Policy 			
Borrower Eligibility	<p>Borrower Income Limit: The borrower(s) income must be less than or equal to 100% of the applicable AMI limit for the subject property's location.</p> <ul style="list-style-type: none"> In determining whether a loan is eligible under the borrower income limits, the lender must consider the income from all borrowers who will sign the note, to the extent that the income is considered in evaluating creditworthiness for the new loan. DU will determine income eligibility based on the income and property address input in DU. <p>Identical Borrowers: The loan must have identical borrowers on the new loan and the existing loan. Borrowers cannot be added or removed, except for the following exception that allows a borrower to be removed. One or more borrowers may only be removed if:</p> <ul style="list-style-type: none"> the remaining borrower(s) meet the payment history requirements and provides evidence that they have made at least the last 12 months of payments from their own funds, or due to the death of a borrower (evidence of the deceased borrower's death must be documented in the loan file). If only a deceased borrower has been removed, the remaining borrowers do not need to provide evidence of payment from their own funds but all other requirements must be met. <p>The following are ineligible borrowers</p> <ul style="list-style-type: none"> Partnerships Corporations Guardianships Life Estates LLCs Non-Revocable Inter Vivos Trusts Foreign nationals Borrowers with diplomatic immunity 			

¹ LTV > 80 must comply with MI guidelines in addition to this guide, and FNMA. LTV Limited to 95% when a non-occupying co-borrower exists

² CLTV ratio may be up to 105% when a Community Seconds® is being resubordinated.

	<ul style="list-style-type: none"> Each borrower on the loan transaction must have a valid Social Security number; <ul style="list-style-type: none"> ITIN (IRS Tax Identification Numbers) are not allowed. 														
Condominium	<p>Project review requirements are waived for properties located in a condo, or PUD project except that the lender must confirm the project is not a condo or co-op hotel or motel, houseboat, timeshare or segmented ownership project.</p>														
Credit	<p>Qualifying Credit Score:</p> <ul style="list-style-type: none"> Qualifying score is determined by DU At least one borrower must have a valid Credit Score, and obtain DU approval The borrower must comply with all applicable waiting periods following derogatory credit events in B3-5.3-07, Significant Derogatory Credit Events — Waiting Periods and Re-establishing Credit. (Exception: The LTV ratio limitation that applies to a previous foreclosure is not applicable — standard LTV ratios are permitted.) Manual underwriting for borrowers without a Credit Score is not allowed. <p>Minimum Credit Score:</p> <ul style="list-style-type: none"> 620 <p>Housing History: The mortgage being refinanced must have a payment history that indicates the following:</p> <ul style="list-style-type: none"> The mortgage has not been 30 days delinquent in the most recent six months, and The mortgage has not been 30 days delinquent more than once in the most recent 12 months, and The mortgage has not been 60 or more days delinquent in the most recent 12 months <p>If the borrower has missed payments due to a COVID-19 forbearance, and those payments have been resolved in accordance with the temporary eligibility requirements in LL 2021-03, then the</p> <ul style="list-style-type: none"> missed payments are not considered delinquencies for purposes of meeting these payment history requirements. This will apply for as long as the temporary policies remain in effect. <p>Credit Report Requirements:</p> <ul style="list-style-type: none"> Full Tri-Merged Credit Report (TRMCR) is required Trended credit data is required, if broker credit report does not contain trended data, HXM will pull new credit to comply with Fannie Mae requirements. 														
Documentation Requirements	<ul style="list-style-type: none"> The following table describes the income documentation requirements. <table border="1" data-bbox="365 1081 1372 1627"> <thead> <tr> <th data-bbox="365 1081 722 1123">Income type</th> <th data-bbox="722 1081 1372 1123">Minimum documentation requirements</th> </tr> </thead> <tbody> <tr> <td data-bbox="365 1123 722 1197">Base pay (non-variable)</td> <td data-bbox="722 1123 1372 1197">The borrower's year-to-date paystub dated no earlier than 30 days prior to the loan application date. See <i>Selling Guide B3-3.1-02</i>, Standards for Employment Documentation.</td> </tr> <tr> <td data-bbox="365 1197 722 1291">Base pay (variable) Tip, bonus, overtime income, commission income</td> <td data-bbox="722 1197 1372 1291">The borrower's year-to-date paystub and W2 covering the most recent one-year period. See also <i>B3-3.1-02</i>.</td> </tr> <tr> <td data-bbox="365 1291 722 1344">Military income</td> <td data-bbox="722 1291 1372 1344">Military Leave and Earnings Statement.</td> </tr> <tr> <td data-bbox="365 1344 722 1449">Self-employment</td> <td data-bbox="722 1344 1372 1449">One year personal and business tax returns, unless the terms to waive business tax returns are met in accordance with the <i>Selling Guide</i>.</td> </tr> <tr> <td data-bbox="365 1449 722 1554">Alimony, child support, or separate maintenance</td> <td data-bbox="722 1449 1372 1554">Copy of divorce decree, separation agreement, court order or equivalent documentation, and one month documentation of receipt.</td> </tr> <tr> <td data-bbox="365 1554 722 1627">All other eligible income types</td> <td data-bbox="722 1554 1372 1627">Standard <i>Selling Guide</i> requirements apply.</td> </tr> </tbody> </table> <ul style="list-style-type: none"> The following additional documentation requirements apply: <ul style="list-style-type: none"> Verbal verification of employment (employment or self-employment) is required in accordance with the <i>Selling Guide</i>. Verification of funds to close are required. Acceptable asset documentation includes one recent statement (monthly, quarterly, or annual) showing asset balance. Verification and consideration of recurring alimony and child support payments as a liability, if applicable, are required. Acceptable documentation includes a copy of the divorce decree, separation agreement, court order, or equivalent documentation confirming the amount of the obligation. 	Income type	Minimum documentation requirements	Base pay (non-variable)	The borrower's year-to-date paystub dated no earlier than 30 days prior to the loan application date. See <i>Selling Guide B3-3.1-02</i> , Standards for Employment Documentation.	Base pay (variable) Tip, bonus, overtime income, commission income	The borrower's year-to-date paystub and W2 covering the most recent one-year period. See also <i>B3-3.1-02</i> .	Military income	Military Leave and Earnings Statement.	Self-employment	One year personal and business tax returns, unless the terms to waive business tax returns are met in accordance with the <i>Selling Guide</i> .	Alimony, child support, or separate maintenance	Copy of divorce decree, separation agreement, court order or equivalent documentation, and one month documentation of receipt.	All other eligible income types	Standard <i>Selling Guide</i> requirements apply.
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Escrow Accounts	<ul style="list-style-type: none"> Escrow accounts are standard for the collection of property taxes, hazard insurance and flood insurance where applicable. Waivers may be requested in accordance with the Escrow Waiver Policy Flood insurance premiums where applicable must always be impounded/escrowed
Geographic Restrictions	<ul style="list-style-type: none"> Hawaii: <ul style="list-style-type: none"> Properties in Lava Flow Zone 1 are not permitted Texas: Cash out (A6) transactions are not permitted
Income & Employment	<ul style="list-style-type: none"> Income must be documented per the DU findings Regardless of DU findings, the following is required on all loans: <ul style="list-style-type: none"> 1003: A completed and signed 1003 is required for all borrowers. 4506-C/Tax Transcripts: A signed 4506-C for all years in which income was used in the underwriting decision is required regardless of DU findings. Verbal Verification of Employment Employment and Income Commencing After the Note Date: Not allowed.
Ineligible Transactions	<p>HomeXpress will not accept transactions including, but not limited to, the following:</p> <ul style="list-style-type: none"> Manual Underwriting Buydowns Repair Escrow Adjustable-Rate Mortgages (ARM) Borrower is a principal of the title company and/or settlement agent for the subject transaction.
Loan Limits	<p>Standard conforming loan limits.</p> <ul style="list-style-type: none"> High Balance loans are ineligible for RefiNow
Manufactured Housing	<ul style="list-style-type: none"> DU Approve/Eligible required Owner occupied properties only Must be classified as Real Property The Manufactured Home must have been built on or after June 15, 1976 Must be at least 12 feet wide and have a minimum 400 square feet of gross living area Double-wide minimum width Leasehold properties are ineligible Condo or Coop projects comprised of manufactured homes are ineligible The manufactured home may not have been previously installed or occupied at another location All manufactured housing must meet Fannie Mae guidelines, DU feedback certificate, and any restrictions in these Program Guidelines
Max # loans	<ul style="list-style-type: none"> A maximum of four Government or GSE loans are permitted to one borrower with HomeXpress. Non-QM or Jumbo programs are not included in this restriction
Mortgage Insurance	<p>Loans with LTVs greater than 80% require Mortgage Insurance. Fannie Mae does not restrict Mortgage Insurance to the current insurer; however, the Mortgage Insurance Companies may have restrictions. The DU findings will identify the insurer that is currently providing coverage. Verify MI Company guidelines for RefiNow transactions.</p> <p>HomeXpress can offer MI through Essent, MGIC, or National MI</p> <ul style="list-style-type: none"> Lender Paid MI (monthly or single premium) not permitted, Financed single premium not permitted.
PACE Obligations	<ul style="list-style-type: none"> Loan transactions secured by properties with PACE obligations or PACE-like assessments are not eligible. The obligation must be satisfied prior to or at closing.
Property Eligibility	<p>Ineligible Properties:</p> <ul style="list-style-type: none"> Commercial property Cooperatives Condotels Geothermal homes Geodesic Domes Mobile homes Non-warrantable condos Timeshares Working farms, ranches, orchards Community land trusts Properties with C6 quality rating

	<ul style="list-style-type: none"> • Properties with C5 or C6 condition rating • Properties secured with PACE obligations or PACE like assessments
Repair Escrows	Not permitted
Reserves	Determined by DU
Special Feature Codes/Investor Feature Identifiers (SFC/IFI)	<p>Special Feature Codes:</p> <ul style="list-style-type: none"> • J05 – All Refi Possible loans • 583 – Affordable Second, if applicable • G18 – Affordable Second entered in DU in the <i>Total Gift Fund</i> field, if applicable
Subordinate Financing	<p>New subordinate financing is only permitted if it replaces existing subordinate financing.</p> <p>Existing subordinate financing:</p> <ul style="list-style-type: none"> • May not be satisfied with the proceeds of the new loan • May remain in place if it is resubordinated to the new loan • May be simultaneously refinanced with the existing first lien mortgage, provided that: <ul style="list-style-type: none"> ◦ the unpaid principal balance (UPB) of the new subordinate lien is not more than the UPB of the subordinate lien being refinanced at the time of payoff, and <p>there is no increase in the monthly principal and interest payment on the subordinate lien.</p>
Texas Cash Out	<ul style="list-style-type: none"> • Texas 50(a)(6) and 50(f)(2) are NOT eligible
Tax Transcripts	<p>IRS tax transcripts are required in the following circumstances listed below:</p> <ul style="list-style-type: none"> • Borrower(s) is employed by a family member • Tax returns are required documentation based on the borrower’s source of income <p>Additionally, the UW may require transcripts to be validated in the following circumstances:</p> <ul style="list-style-type: none"> • Handwritten paystubs are used as verification of income • A relationship exists between the parties to the transaction • The underwriter otherwise deems necessary
Transaction Restrictions	<p>Rate/Term Refinance (only):</p> <ul style="list-style-type: none"> • The existing loan must be a conventional mortgage loan owned or securitized by Fannie Mae • The existing loan must be seasoned at least 12 months (from the original note date to new loan note date) • The existing loan must not be subject to recourse, repurchase agreement, indemnification, outstanding repurchase demand, or credit enhancement (unless the new loan is also subject to the credit enhancement or it is no longer required). DU will verify this. • The existing loan must not be an existing high LTV refinance loan, DU RefiPlus loan or a RefiPlus loan. DU will verify this. <p>Cash-out must be less than or equal to \$250. Excess proceeds may be applied as a curtailment on the new loan.</p> <p>Refinances of Properties Listed for Sale: The listing agreement must be cancelled at least 1 day prior to the loan application.</p>
Underwriting Method	<p>Automated Underwriting:</p> <ul style="list-style-type: none"> • Loans must be underwritten by Desktop Underwriter and receive a risk classification of Approve. • Loans must be submitted or resubmitted to Desktop Underwriter on or after August 30, 2021. • Refer to Fannie Mae LL 2021-10 for additional information. • Loans may follow the DU Findings Report unless otherwise stated in Plaza’s Program Guidelines. Additional may be requested at the discretion of the underwriter. <p>Borrower Benefit: Regardless of DU findings, the underwriter must verify the Borrower Benefit requirement has been met. The new loan must provide the following benefits to the borrower:</p> <ul style="list-style-type: none"> • A first lien mortgage reduction in interest rate of at least 50 basis points, <u>and</u> • A reduction in the monthly payment that includes principal, interest, and the mortgage insurance payment (if applicable). <p>Manual Underwriting: Manual underwriting is not permitted. All loans must be approved through DU.</p>