

PRODUCT ELIGIBILITY MATRIX



MFSTPO.COM

PRODUCT	OCCUPANCY	# OF UNITS	PURCHASE LTV/CLTV/HCLTV	LCOR LTV/CLTV/HCLTV	CASH OUT REFINANCE LTV/CLTV/HCLTV	MIN FICO SCORE*	MAX DTI
CONVENTIONAL DO / DU	Primary Residence	1 Unit	Fixed: 97%		Fixed: 80%	620	50%***
		2 Unit	Fixed: 85%		Fixed: 75%		
		3-4 Unit	Fixed: 75%				
	Second Home	1 Unit	Fixed: 90%		Fixed: 75%		
	Investment	1 Unit	Fixed: 85%	Fixed: 75%	Fixed: 75%		
		2-4 Unit	Fixed: 75%		Fixed: 75%		
CONVENTIONAL LPA	Primary Residence	1 Unit	Fixed: 95%		Fixed: 80%	620	50%***
		2 Unit	Fixed: 85%		Fixed: 75%		
		3-4 Unit	Fixed: 80%				
	Second Home	1 Unit	Fixed: 90%		Fixed: 75%		
	Investment	1 Unit	Fixed: 85%		Fixed: 75%		
		2-4 Unit	Fixed: 75%		Fixed: 75%		
HOMEReady HOME POSSIBLE	Primary Residence	1 Unit	97%			620	50%***
FHA	Primary Residence	1 Unit	96.50%	97.75%		580**	50% [manual]***
FHA Streamline	Primary Residence	1 Unit				640	50% [manual]***
VA	Primary Residence	1 Unit	100%		100%	580**	43% [manual]***
VA IRRL	Primary Residence	1 Unit	100%		100%	640	43% [manual]***
USDA	Primary Residence	1 Unit	100 / 101% after Guarantee Fee			620	GUS Approval

*Other restrictions may apply, please see Guide

**With management Approval

***Or determined by DO/DU/LPA

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

Must meet QM guidelines.

All guidelines are subject to change without notice.

