



FNMA High Balance Overlay

All loans must follow Conforming Agency guidelines unless specifically noted in this overlay.

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Product Information

Loan Programs

Available on Conforming Fixed Rate and Conforming Libor ARM

Product Codes

- CF30J - 30 Year Fixed Rate
- CF15J - 15 year Fixed Rate
- C31L - 3/1 Intermediate LIBOR ARM
- C51L - 5/1 Intermediate LIBOR ARM
- C71L - 7/1 Intermediate LIBOR ARM
- C101L - 10/1 Intermediate LIBOR ARM
- CFMILJ30 – 30 year high balance fixed rate LPMI

Minimum and Maximum Loan Amounts Available in High Cost Areas

Continental U.S.: \$417,001 - \$800,000

Alaska & Hawaii: \$625,501 - \$800,000

HSOA maximum loan limits are based on the limits accepted by FNMA per subject property county location. Available limits are available at <https://entp.hud.gov/idapp/html/hicostlook.cfm>; be sure to choose 'Fannie/Freddie' as limit type and the current calendar year.

LTV and Credit Score

Note: For FNMA High Balance DU Refi Plus loans, follow the DU Refi Plus Overlay for maximum LTV/CLTV-HCLTV Limitations and credit score minimums.

For loans >80% LTV, matrix applies to both LPMI and borrower-paid MI (BPMI), and investor requirements.

FIXED RATE		
Purchase		
Property Type	Maximum LTV/CLTV-HCLTV	Minimum Credit Score
1 unit Primary Residence	90% / 90%	700
1 unit Primary Residence	75% / 75%	660
2 unit Primary Residence	75% / 75%	740
1 unit Second Home	65% / 65%	740
1 unit Investment	65% / 65%	740
Rate/Term Refinance		
Property Type	Maximum LTV/ CLTV-HCLTV	Minimum Credit Score
1 unit Primary Residence	90% / 90%	700
1 unit Primary Residence	75% / 75%	660
2 unit Primary Residence	75% / 75%	740
1 unit Second Home	65% / 65%	740
1 unit Investment	65% / 65%	740
Cashout Refinance		
Property Type	Maximum LTV/ CLTV-HCLTV	Minimum Credit Score
1 unit Primary Residence	60% / 60%	740
1 unit Second Home	N/A	N/A
1 unit Investment	N/A	N/A
ADJUSTABLE RATE		
Purchase		
Property Type	Maximum LTV/ CLTV-HCLTV	Minimum Credit Score
1 unit Primary Residence	75% / 75%	680
2 unit Primary Residence	75% / 75%	740
1 unit Second Home	65% / 65%	740
1 unit Investment	65% / 65%	740
Rate/Term Refinance		
Property Type	Maximum LTV/ CLTV-HCLTV	Minimum Credit Score
1 unit Primary Residence	75% / 75%	680
2 unit Primary Residence	75% / 75%	740
1 unit Second Home	65% / 65%	740

1 unit Investment	65% / 65%	740
Cash Out Refinance		
Property Type	Maximum LTV/ CLTV-HCLTV	Minimum Credit Score
1 unit Primary Residence	60% / 60%	740
1 unit Second Home	N/A	N/A
1 unit Investment	N/A	N/A

Property Eligibility

Property Types

- One or Two unit properties only: *3-4 units are not eligible*
- Condominiums:
 - Established projects only (new construction not allowed).
 - Appraisal must contain 2 comparable sales outside the subject's project

Transaction Requirements

Exception approval criteria

Investor P exception criteria, in addition to the exceptions listed on the Conforming Fixed and LIBOR ARM Product Summary

- Maximum 45% DTI
- Fixed Rate only; ARMs not available
- **FNMA High balance: PIW, 2055 or 2075 are not accepted**
- **LPMI not available**

Refinance Transactions

Texas 50 (a) (6) loans are not allowed.

Transactions involving Delayed Financing cash out Exception are allowed.

Two unit Property restrictions

- *CitiCoreLogic pass, or Desk or field review required on all transactions.*
- *Borrowers cannot own any other properties other than subject.*

Cash-Out

No limit to the amount of cash out.

Financed Properties

No limit if financing a primary residence; borrowers may own no more than four financed residential properties if financing a second home or investment property

Temporary Buydowns – Temporarily suspended

Allowed on 30 year fixed rate purchase transactions

Mortgage Insurance

LTVs greater than 85% on condominiums or properties located in soft markets may not be eligible for mortgage insurance.

Note: LPMI and Borrower–paid MI options have the same LTV/credit score requirements, as indicated in the matrix, above; and are subject to the same MI guideline restrictions, as summarized in the MI Comparison charts.

Gifts

Consult the Conforming Fixed or Conforming LIBOR ARM Product Summaries for details.

Community Second Liens

- Not Allowed

Seller/Interested Party Contributions

- Maximum 3% for owner-occupied and Second Homes; 2% for investment properties.

Appraisal Requirements

A field review is required if:

- LTV/CLTV >75% and value >=\$1Million, or
- This requirement applies when DU requires an appraisal; this does not apply if a PIW or 2075 are utilized as allowed by DU findings.

See Property types – Condominiums for comp requirements.

Title Vesting

Title must be held as individuals, or in a FNMA-eligible revocable living trust.

If title vesting is in a trust:

- *The trust may be the only title holder. A Trust in title jointly with an individual or another Trust is not allowed.*
- Accepted on all occupancies.

Underwriting and Qualifying Ratios

DU Findings and DTI Ratio Limitations

- All loans must receive an Approve/Eligible through DU. See the applicable conforming Product Summaries for any version requirements.
- For <=80% LTV, follow DU for income and asset documentation (subject to the same HSOA requirements as standard loan sizes). *For >80% LTV, no DU documentation waivers. All borrowers must have two years W-2s and all paystubs for the most recent 30-day period (for self-employed borrowers – two years tax returns) and two months bank statements.*
- Maximum qualifying ratios
 - Determined by DU.
 - For >80% LTV transactions, the mortgage insurance company may have a lower debt to income ratio requirements.