10.27.26

theLender – Freddie Mac Conforming & Super Conforming

Primary Residence			
Transaction	**FICO**	**Number of Units**	**Maximum LTV/CLTV**
Purchase / Rate Term	620	1 Unit	95%
		2 Units	85%
		3 - 4 Units	80%
Cash-Out Refinance	620	1 Unit	80%
		2 - 4 Units	75%
Manufactured Home - Primary Residence			
Transaction	**FICO**	**Number of Units**	**Maximum LTV/CLTV**
Purchase / Rate Term	640	1 Unit	95%
Cash-Out Refinance	640	1 Unit	65%
Second Home			
Transaction	**FICO**	**Number of Units**	**Maximum LTV/CLTV**
Purchase / Rate Term	620	1 Unit	90%
Cash-Out Refinance	620	1 Unit	75%
Manufactured Home – Second Home			
Transaction	**FICO**	**Number of Units**	**Maximum LTV/CLTV**
Purchase / Rate Term	640	1 Unit	85%
Investment Property			
Transaction	**FICO**	**Number of Units**	**Maximum LTV/CLTV**
Purchase/ Rate Term	620	1 Unit	85%
		2 - 4 Units	75%
Cash-Out Refinance	620	1 Unit	75%
		2 - 4 Units	70%

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Program Details

Topic	Guideline
Guidelines	Freddie Mac Guidelines: http://www.freddiemac.com/singlefamily/guide/
Loan Limits	FHFA Conforming Loan Limits: https://www.fhfa.gov/DataTools/Downloads/Pages/Conforming-Loan-Limits.aspx
Minimum Loan Amounts	• Minimum Loan amount $50,000
1031 exchanges	1031 Tax Deferred Exchanges are permitted for investment property purchases only.
Appraisal	• Transferred appraisal are OK • All appraisals must be ordered through an AMC • The broker cannot be the Lender/Client • Appraisals must be uploaded to UCDP and receive a "successful" Submission Summary Report (SSR). • Appraisals by appraisers & supervisory appraisers on the Fannie Mae AQM list are not eligible. • Appraisal Form - Must be UAD compliant. All UCDP submissions on or after 11/2/2026 must be UAD 3.6 (URAR). UAD 2.6 legacy forms (1004, 1073, 1025) are acceptable only for submissions made prior to 11/2/2026.
Assets	Third party validation of all checking and savings accounts is required
AUS	A Loan Product Adviser (LPA) "Streamlined Accept" or "Accept" decision is required. Manual underwriting – Not allowed
Borrower Eligibility	• Maximum 4 borrowers per loan. • Maximum 4 properties serviced by Investor • All non-U.S. citizen Borrowers must provide documentation of lawful permanent or non-permanent residency in a form acceptable to Investor. • All Borrowers must be a natural person or an eligible inter vivos revocable trust. (Also see Leasehold Estates and Land Trusts.) • Borrowers who are Foreign Politically Exposed Persons or who have Diplomatic Immunity are not eligible.
Buy Downs	Not Eligible
Condominiums	• Project Review Waiver requests granted by Condo Project Advisor® are not eligible. An acceptable condominium project review type must be provide • Manufactured home condo projects (MHCP) / Co-ops – Not allowed
Construction to Permanent	Not Eligible
Credit	• Each borrower must generate a traditional credit score from at least one repository. • RMCR or traditional tri-merge is required for all borrowers on all loans. • Credit Score Model- Classic FICO® only. VantageScore® 4.0 and FICO® Score 10T are ineligible.
Deed Restrictions	Age related restrictions only. All other deed restrictions are ineligible.
Down Payment Assistance (DPA) and Mortgage Credit Certificate (MCC)	• Must be approved by Credit Management • Government and Quasi-government entities only • MCCs not allowed
Electronic Signatures	The following loan documents may not contain E-Signatures: • Note and Riders to the Note; • Security Instruments and Riders to the Security Instrument; • Notice of Right to Cancel; • Powers of Attorney
Energy Efficient Mortgage	Not Allowed
Escrow Impounds	• Required for LTVs > 80% • For primary residences and second homes, mandatory flood insurance must be escrowed unless paid by the HOA as a common expense.
Escrow Withhold/Repair Escrow	Not Eligible
Geographical Restrictions	Hawaii- Ineligible

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