

FNMA & FHLMC FRM MATRIX

Fannie Mae & Freddie Mac Conventional — Primary, Second Home & Investment

Effective: July 2026

1. FNMA Eligibility Matrix

1.1 Primary Residence, Second Home & Investment Property

FNMA — Primary, Second Home & Investment Property Matrix					
Transaction Type	Units	LTV / CLTV	Min Score	DTI	Occupancy
Primary Residence					
Purchase / Rate Term	1	97% / 105% (community 2nd)	620	Per AUS	Primary Residence
Purchase / Rate Term	2–4	95% / 105% (community 2nd)	620	Per AUS	Primary Residence
Cash Out	1	80%	620	Per AUS	Primary Residence
Cash Out	2–4	75%	620	Per AUS	Primary Residence
Second Home					
Purchase / Rate Term	1	90%	620	Per AUS	Second Home
Cash Out	1	75%	620	Per AUS	Second Home
Investment Property					
Purchase	1	85%	620	Per AUS	Investment Property
Purchase	2–4	75%	620	Per AUS	Investment Property
Rate Term	1–4	75%	620	Per AUS	Investment Property
Cash Out	1	75%	620	Per AUS	Investment Property
Cash Out	2–4	70%	620	Per AUS	Investment Property

2. FNMA Program Highlights

FNMA Program Highlights	
Eligible Occupancy / Property Type	- SFR, PUD - Condo (UTB will obtain 3rd party approval per agency requirements prior to closing) - MFH — see MFH section for details 1–4 Units (Second Homes — 1 unit only) NOTE: Property held in Life Estate not allowed
Borrower(s)	- US Citizens - Permanent Resident Aliens (green card) — valid unexpired - Non-Permanent Residents (acceptable VISA class) - Non-Occupant Co-Borrower — Purchase / Rate Term Max LTV 95%
High Balance	- Primary — Purchase / Rate Term — Max LTV/CLTV: 1 Unit — 95% 2 Unit — 85% 3–4 Unit — 75%
HomeReady (SFC 900)	- Primary — Purchase / Rate Term only: 1 Unit — 97% / 105% (with community 2nd) 2–4 Unit — 95% - DTI — Max 50% - LTV 95–97%: Rate Term — current mortgage being refinanced must be owned by FNMA - High Balance Max LTV 95% - Non-Occ not allowed
Ineligible	- Manual Underwrites (findings must be valid Approve/Eligible or Accept/Accept) 2–4 Unit Second Homes - CEMA - Co-ops - Non-Traditional Credit
Rate Term Refinance	- Cash Back not to exceed the greater of 1% of loan or \$2,000 - Texas 50f2 or 50a4 — zero
Cash Out Refinance	- At least 1 borrower must be on title for 6 months prior to closing 12-month seasoning required for 1st lien mortgage being paid off in the refinance (note date to note date) - DTIs greater than 45% (with acceptable AUS findings) require 6 months PITI in reserves - POA not allowed
Escrows	May be waived for LTVs 80% or less

3. FNMA Manufactured Homes

Manufactured Homes — FNMA	
LTV by Occupancy	- Primary — Purchase / RT: 95%; Cash Out: 65% - Second Home — Purchase / RT: 90%; Cash Out: not allowed
Requirements	- Min Score 620 - Multiwide only (no singlewides) manufactured on/after June 15, 1976 - Min 700 sq ft, min 12 feet wide - Ineligible: Investment properties, Leaseholds, MFH classified as condos, Singlewide, LTV greater than 95%, MH Advantage, High Balance, Escrow Holdbacks for repairs - Cash Out Transactions — Borrower must have owned both MFH and Land for at least 12 months prior to the date of the loan application - The home must be attached to a permanent foundation and comply with state/local building codes and taxed as real property - MFH with additions or structural modifications must have a satisfactory inspection report by a state agency or qualified third party - Property in flood zone requires FEMA NFIP Elevation Certificate and flood insurance - HUD Certification Label — if missing, obtain verification from IBTS (https://www.ibts.org/)

4. FHLMC Eligibility Matrix

4.1 Primary Residence, Second Home & Investment Property

FHLMC — Primary, Second Home & Investment Property Matrix					
Transaction Type	Units	LTV / CLTV	Min Score	DTI	Occupancy
Primary Residence					
Purchase / Rate Term	1	97% / 105% (community 2nd)	620	Per AUS	Primary Residence
Purchase / Rate Term	2–4	95% / 105% (community 2nd)	620	Per AUS	Primary Residence
Cash Out	1	80%	620	Per AUS	Primary Residence
Cash Out	2–4	75%	620	Per AUS	Primary Residence
Second Home					
Purchase / Rate Term	1	90%	620	Per AUS	Second Home
Cash Out	1	75%	620	Per AUS	Second Home
Investment Property					
Purchase	1	85%	620	Per AUS	Investment Property
Purchase	2–4	75%	620	Per AUS	Investment Property
Rate Term	1–4	75%	620	Per AUS	Investment Property
Cash Out	1	75%	620	Per AUS	Investment Property
Cash Out	2–4	70%	620	Per AUS	Investment Property

5. FHLMC Program Highlights

FHLMC Program Highlights	
Eligible Occupancy / Property Type	- SFR, PUD - Condo (UTB will obtain 3rd party approval per agency requirements prior to closing) - MFH — see MFH section for details 1–4 Units (Second Homes — 1 unit only) NOTE: Property held in Life Estate not allowed
Borrower(s)	- US Citizens - Permanent Resident Aliens (green card) — valid unexpired - Non-Permanent Residents (acceptable VISA class) - Non-Occupant Co-Borrower — Purchase / Rate Term Max LTV 95%
Super Conforming	- Primary — Purchase / Rate Term — Max LTV/CLTV: 1 Unit — 95% 2 Unit — 85% 3–4 Unit — 80%
Home Possible	- Primary — Purchase / Rate Term only: 1 Unit — 97% / 105% (with community 2nd) 2–4 Unit — 95% (Non-Occ not allowed) - DTI — Max 50% - LTV 95–97%: Super Conforming — Max LTV per Super Conforming requirements - Non-Occ not allowed
HomeOne	- LPA findings — Loan is assessed as a HomeOne Mortgage (Affordable Lending Message) - LTV 95–97%: Purchase — at least one borrower must be a first-time homebuyer - Refinance — mortgage refinanced must be owned by Freddie Mac - Super Conforming — Max LTV per Super Conforming requirements - Non-Occ not allowed
Ineligible	- Manual Underwrites (findings must be valid Approve/Eligible or Accept/Accept) 2–4 Unit Second Homes - CEMA - Co-ops - Non-Traditional Credit
Rate Term Refinance	- Cash Back not to exceed the greater of 1% of loan or \$2,000 - Texas 50f2 or 50a4 — zero
Cash Out Refinance	- At least 1 borrower must be on title for 6 months prior to closing 12-month seasoning required for 1st lien mortgage being paid off in the refinance (note date to note date) - DTIs greater than 45% (with acceptable AUS findings) require 6 months PITI in reserves - POA not allowed
Escrows	May be waived for LTVs 80% or less

6. FHLMC Manufactured Homes

Manufactured Homes — FHLMC	
LTV by Occupancy	• Primary — Purchase / RT: 95%; Cash Out: 65% • Second Home — Purchase / RT: 90%; Cash Out: not allowed
Requirements	• Min Score 620 • Multiwide only (no singlewides) manufactured on/after June 15, 1976 • Min 700 sq ft, min 12 feet wide • Ineligible: Investment properties, Leaseholds, MFH classified as condos, Singlewide, LTV greater than 95%, ChoiceHome, Super Conforming, Escrow Holdbacks for repairs • Cash Out — Borrower must have owned both MFH and Land for at least 12 months prior to the loan application date • Home must be attached to a permanent foundation, comply with state/local building codes, and taxed as real property • MFH with additions or structural modifications must have a satisfactory inspection report • Property in flood zone requires FEMA NFIP Elevation Certificate and flood insurance • HUD Certification Label — if missing, obtain verification from IBTS (https://www.ibts.org/)

This document is for internal use only. All loans must be underwritten to the more restrictive of this guide and the applicable FNMA Selling Guide or FHLMC Seller/Service Guide in effect at time of application.

MPF MATRIX

Mortgage Partnership Finance® Program — Conventional Fixed-Rate (Fannie Mae)

Effective: July 2026

1. Eligibility Matrices — DU (AUS) Underwritten Loans

Loans underwritten with Desktop Underwriter® must follow the eligibility requirements issued by Fannie Mae. The grids below reflect the maximum LTV / TLTV parameters permitted under the MPF program.

HPML LOANS ARE INELIGIBLE

1.1 Purchase & Limited Cash-Out Refinance

TERMS OF 30 YEARS OR LESS			
PURCHASE AND LIMITED CASH-OUT REFINANCE TRANSACTIONS			
Property Type	Maximum LTV	Maximum TLTV ¹	Maximum TLTV — HELOC ²
1 Unit Primary Residence	95%	95%	95%
1 Unit Second Home	90%	90%	90%
2 Unit Dwelling	85%	85%	85%
3–4 Unit Dwelling	75%	75%	75%
Manufactured Housing (Primary Residence only)	N/A	N/A	N/A

1.2 Cash-Out Refinance

TERMS OF 30 YEARS OR LESS			
CASH-OUT REFINANCE TRANSACTIONS			
Property Type	Maximum LTV	Maximum TLTV	Maximum TLTV — HELOC ¹
1 Unit Primary Residence	90%	90%	90%
1 Unit Second Home	85%	85%	85%
2–4 Unit Dwelling	75%	75%	75%
Manufactured Housing (Multi-Wide Primary Residence only)	N/A	N/A	N/A

¹ If the secondary financing is a Home Equity Line of Credit (HELOC), use the first lien plus the full HELOC limit — even if undrawn — to determine the TLTV.

² Maximum TLTV where the secondary financing is a HELOC.

NOTE: For LTV greater than 80% using a non-occupying co-borrower, the primary borrower must qualify on their own with a DTI at or below 43%.

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AUS JUMBO ELITE FIXED 30/15

AUS Jumbo Elite • 30- & 15-Year Fixed Rate • DU Approve/Ineligible or LPA Accept/Ineligible (loan amount only)

Effective: July 2026

United Trust Bank originates in accordance with the applicable underlying Agency guide (Fannie Mae Single-Family Selling Guide or Freddie Mac Single-Family Seller/Servicer Guide) unless otherwise noted. Follow the applicable AUS Agency guidelines for any topic not addressed herein.

1. Eligibility Matrices

Reserves shown are minimum subject-property reserves. Verify the current Product Profile before locking.

1.1 Primary Residence

Primary Residence				
Max LTV/CLTV/HCLTV	Max Loan Amount	Min Credit Score	Min Reserves	Max DTI
Purchase & Rate/Term — 1 Unit, SFR, PUD, Condo				
80%	\$1,000,000	680	6 mos	45%
80%	\$1,500,000	700	12 mos	45%
80%	\$2,000,000	720	12 mos	45%
80%	\$2,500,000	720	18 mos	45%
80%	\$3,000,000	740	18 mos	45%
Purchase & Rate/Term — 2 Unit				
80%	\$1,000,000	700	12 mos	45%
75%	\$1,500,000	700	12 mos	45%
65%	\$1,750,000	700	12 mos	45%
60%	\$2,000,000	700	12 mos	45%
Cash-Out Refinance† — 1 Unit, SFR, PUD, Condo				
75%	\$1,000,000	680	6 mos	45%
75%	\$1,500,000	700	12 mos	45%
75%	\$1,750,000	720	12 mos	45%
70%	\$2,000,000	720	12 mos	45%
Cash-Out Refinance† — 2 Unit				
70%	\$1,000,000	700	12 mos	45%
55%	\$1,500,000	700	12 mos	45%

1.2 Second Home

Second Home (1 Unit Only)				
Max LTV/CLTV/HCLTV	Max Loan Amount	Min Credit Score	Min Reserves	Max DTI
Purchase & Rate/Term — 1 Unit, SFR, PUD, Condo				
80%	\$1,000,000	700	9 mos	45%
80%	\$1,500,000	720	12 mos	45%
70%	\$2,000,000	720	12 mos	45%
60%	\$2,250,000	740	18 mos	45%
60%	\$2,500,000	740	18 mos	45%
60%	\$3,000,000	740	24 mos	45%
Cash-Out Refinance† — 1 Unit, SFR, PUD, Condo				
75%	\$1,000,000	700	12 mos	45%
70%	\$1,500,000	700	12 mos	45%
70%	\$2,000,000	740	18 mos	40%

† Maximum cash-out is \$500,000. Properties owned free and clear are ineligible for cash-out refinance.

Loans must be underwritten through DU or LPA. DU Approve/Ineligible or LPA Accept/Ineligible findings are allowed for loan amount only.

Minimum loan size is the greater of the baseline conforming limit or the loan limit for the high-cost county/MSA, plus \$1.

2. Program Requirements

Program Requirements	
Ability to Repay / QM	All loans must meet the Ability to Repay and Qualified Mortgage standards set forth in the General QM Loan Definition of Reg. Z (effective April 1, 2022), including the Safe Harbor Verification provisions as codified in the official commentary to Regulation Z, comment 43(e)(2)(v)(B)-3.
AUS	- Loans must be underwritten through DU or LPA. Approve/Ineligible or Accept/Ineligible findings are acceptable due to loan amount only. - High Balance and Conforming loan amounts must be AUS Approve/Eligible or Accept/Eligible. - Manual underwriting is NOT permitted.
Terms	30-year and 15-year fixed rate terms only.
Age of Documents	- Credit documents — including credit reports and employment, income, and asset documents — must be no more than 4 months old (DU) or 120 days old (LPA) on the date the Note is signed (applies to new and existing construction). - Preliminary title policies must be no more than 90 days old on the date the Note is signed.
Appraisals	- All appraisals must comply with applicable regulations and standards, including but not limited to USPAP, FIRREA, AIR, and HVCC. - One full appraisal for loan amounts of \$2,000,000 or less - Two full appraisals for loan amounts greater than \$2,000,000 - Property inspection waivers (PIW) are not eligible - Unpermitted additions are not eligible
Secondary Valuations	- All files with a Collateral Underwriter (CU) or Loan Collateral Advisor (LCA) score greater than 2.5 must contain a secondary valuation product — a CDA obtained from Clear Capital is required. - CU/LCA scores may not be interchanged: Fannie Mae loans require a CU score and Freddie Mac loans require an LCA score.
Credit	- Minimum 7-year seasoning on all major derogatory credit events, including bankruptcy, foreclosure, deed-in-lieu of foreclosure, pre-foreclosure (short) sale, and mortgage charge-off. - Minimum of two credit scores required per borrower. Borrowers who do not meet the minimum credit score and minimum tradeline requirements are considered non-traditional and are not eligible. - No frozen bureaus - The lowest mid-score is the qualifying credit score; if a borrower has two scores, the lower of the two is the borrower's qualifying score. - Housing payment history: 0x30, 0x60, and 0x90 in the last 24 months.
Cash-Out	- Maximum cash-out of \$500,000 (refinances only). - Properties owned free and clear are ineligible for cash-out refinance.
Eligible Property Types	- Single family detached — single unit - Single family attached — single unit 2-unit attached - Condominiums — warrantable and Agency eligible - PUDs
Ineligible Property Types	- Mobile homes; manufactured homes - Condotels; co-ops; non-warrantable condos, High Rise Condos - Unimproved land; land trusts - Condition rating of C5 or C6 - Properties in Lava Zone 1 or 2 - Working farms or ranches; timeshares - HUD-184 mortgages - Properties in Miami-Dade County
Ineligible Borrowers	Non-Permanent Resident Aliens, individuals classified under diplomatic immunity, Foreign Nationals with no residency status, Temporary Protected Status, Deferred Enforced Departure, and Humanitarian Parole are ineligible.
Rural Properties	- Maximum 40 acres. - Properties over 20 acres — reduce guideline maximum LTV by 10%.
First-Time Homebuyer	- FTHBs are allowed, capped at \$1,500,000 loan size. - Late rental payments in the previous 24 months are not allowed.
Declining Market	For properties located within a declining market, maximum LTV/CLTV will be decreased by 10%.
Escrows / Impounds	Escrow waiver available.
Escrow Holdbacks	Eligible only if the funds have been disbursed and a completion certificate has been obtained prior to loan delivery.
High Cost / High Priced	- High-Cost loans are ineligible. - Higher Priced Mortgage Loans (HPML) are ineligible. - Higher Priced Covered Transactions (HPCT) are ineligible.
State Restrictions	- Texas 50(a)(6) refinance mortgages are not eligible. - State of New York is not eligible.
Multiple Financed Properties	Follow Agency requirements.
Seasoning	Seasoned loans (delivered 20 days or more beyond the closing date) are not eligible for purchase without Lock Desk approval; if approved, the Lock Desk will determine pricing.
Temporary Buydowns	Currently not allowed.
Payment Recast	Not allowed.

This document is for internal use only. All loans must be underwritten to the more restrictive of this guide and the applicable United Trust Bank AUS Jumbo Elite Product Profile and underlying Fannie Mae or Freddie Mac Selling/Seller-Servicer Guide in effect at time of application. Always validate requirements against the current United Trust Bank guidelines before committing a loan.

FHA FRM FULL DOCUMENTATION & STREAMLINE REFINANCE

Full Documentation — Total Scorecard | Streamline Refinance (NCQ & CQ)

Effective: July 2026

1. Eligibility Matrices

1.1 Full Documentation — AUS Approve/Accept & Manual Downgrade

Full Documentation — Total Scorecard Approve/Accept				
Transaction Type	LTV	CLTV	Min Score	DTI
Purchase	96.5%	105% when 2nd is provided by a gov entity/DPA 100% when 2nd is from a family member per 4000.1	580	Per AUS
Rate Term (no cash out) <i>See R/T Refi section for additional restrictions</i>	97.75%	97.75%	580	Per AUS
Cash Out	80%	80%	580	Per AUS
Total Scorecard Refer or Manual Downgrade — See Manual UW Section for Details				
Purchase	96.5%	105% when 2nd is provided by a gov entity/DPA 100% when 2nd is from a family member per 4000.1	580	Follow 4000.1
Rate Term (no cash out) <i>See R/T Refi section for additional restrictions</i>	97.75%	97.75%	580	Follow 4000.1
Cash Out	80%	80%	580	Follow 4000.1

2. Program Highlights

Program Highlights	
Eligible Occupancy / Property Type	- Primary Residence only - SFR, PUD - Condo (HUD approved) or Single-Unit Approval (SUA) — see Manual Section for restrictions - MFH — see MFH section for details 1–4 Units
Borrower(s)	- US Citizens - Permanent Resident Aliens (green card) — valid unexpired - Non-Permanent Residents (VISA holders) — NOT eligible
Income	- Follow 4000.1 - Non-Taxable Income may be grossed up 115% with acceptable documentation
Credit	- All Borrowers must have a score - No Frozen Bureaus - Non-Borrowing Spouse Community Property State — If the subject property is located in a community property state, or the NBS currently resides (rents or owns) in a community property state, their debt must be included in qualifying ratios (regardless if the new primary residence is located in a non-community property state)

3. Manual / Refer Underwriting

Manual/Refer — Approve/Accept Downgraded to Manual UW or Refer Findings	
Downgrade Triggers	An Approve/Accept loan must be downgraded if: - Information exists that cannot be evaluated by Total Scorecard (e.g., mortgage history not reporting on credit report; disputed derogatory tradelines; late payments after a modification/forbearance) - Any Mortgage or HELOC previously in forbearance: 3x30; or 1x60 plus 1x30; or 1x90 or greater; fewer than 3 consecutive payments since completion of a forbearance plan — in the 12 months prior to case number assignment - Business income shows a decline of more than 20% over the analysis period - The borrower has \$1,000 or more collectively in Disputed Derogatory Credit - The date of the borrower's bankruptcy discharge is within two years from the case number - FHA Cash Out — any late payment on mortgage or HELOC in the past 12 months prior to case number - Refer to 4000.1 for additional reasons
Credit History Requirements	0x30 on all mortgages/rent and installment loans in past 12 months; 2x30 on all mortgages/rent and installment loans in the past 24 months 2x60 and 0x90 on revolving accounts in the past 12 months - No collections in the past 12 months without acceptable detailed explanation and documentation (medical collections not considered) - Manual Underwrite — a minimum 1 month PITI of subject property is required - SUA Condos — Max LTV 90%
Manual UW Ratios	31/43% — No compensating factors required 37/47% — One of the following: verified/documented cash reserves (min 3 months 1–2 units; 6 months 3–4 units); minimal increase in housing payment; residual income 40/40% — No Discretionary Debt (documentation that borrower pays all debt, reporting on credit report, in full each month for the past 12 months) 40/50% — Two of the following: verified/documented cash reserves (min 3 months 1–2 units; 6 months 3–4 units); minimal increase in housing payment; significant additional income not considered in qualifying; residual income <i>Minimal increase in housing payment — new monthly payment does not exceed existing monthly payment by more than \$100 or 5% whichever is less</i> <i>Residual Income — refer to FHA Residual Income calculation</i>

4. Rate Term Refinance

Rate Term Refinance	
Ownership / Occupancy	- Subject property must be owned and occupied by the borrower a minimum 12 months prior to case number assignment, or LTV is limited to 85% Exception: If subject was acquired by the borrower less than 12 months prior to case number AND has been occupied by the borrower the entire period of ownership, LTV is not restricted to 85% - If subject property was acquired less than 12 months prior to case number, LTV will be based off the LESSER of the Purchase Price + Documented Improvements or New Appraised Value
Modified / Partial Claim Loans	- For loans that have been modified — a minimum of 6 consecutive payments made within the month due under the modification agreement - Loans with Partial Claims — Partial Claims may not be included in loan amount calculation for a rate term refi. Partial Claims must be paid with borrower's own funds or through a cash out transaction
Additional Requirements	- Complete UTB Max Loan Amount Calculation Worksheet - Cash back not to exceed \$500

5. Cash Out Refinance

Cash Out Refinance	
Ownership / Occupancy	- Subject property must be owned and occupied by the borrower for at least 12 months prior to the case number Exception: In case of inheritance, borrower is not required to occupy the property for a minimum period provided the property has not been treated as an investment property since time of inheritance. If the property has been rented since time of inheritance, the borrower must occupy the subject for a minimum of 12 months prior to case number
Seasoning Requirements	- A minimum of 6 consecutive payments of the loan being refinanced at time of application date - The first payment due date of the new loan may not occur earlier than 210 days after the first payment due date of the loan paid off through the transaction - For loans that have been modified — a minimum 6 months of consecutive payments made from the modification first payment; first payment on new loan may not occur earlier than 210 days after first payment of the modification
Restrictions	- Non-Occupant Co-Borrower not allowed - Texas Cash Out (50a6) — Not allowed - Escrows — Required, cannot be waived

6. Manufactured Homes

Manufactured Homes	
Requirements	- Min Score 600 - Multiwide only (no singlewides) - Min 700 sq ft - No Leaseholds or MFH classified as a condo - No Escrow Holdbacks for repairs - No High Balance loans - State Restrictions — NY, TX, RI, HI not eligible - Property in a flood zone is not eligible unless FEMA NFIP Elevation Certificate (FEMA Form 086-0-33) prepared by a licensed engineer/surveyor stating the finished grade beneath the MFH is at or above the 100-year return frequency flood elevation is provided, and flood insurance under the NFIP is obtained - Follow 4000.1 for ALL property and appraisal requirements - HUD Certification Label — If appraisal indicates the HUD Certification Label is missing, obtain label verification from IBTS (https://www.ibts.org/) - Engineer's Certification on Foundation & Skirting signed & sealed by a licensed engineer in the state where property is located; must certify compliance with PFGMH and ensure any additions to the home were addressed

7. Streamline Refinance

Streamline Refinance		
Qualifying Type	Score	LTV/CLTV
- Non-Credit Qualifying (NCQ) - Credit Qualifying (CQ)	580	NA/NA

Documentation Required at Submission (Non-Credit Qualifying)	
Required Documents	- Trimerge Credit Report — no frozen bureaus (mortgage-only report with scores acceptable for NCQ streamlines) - UTB Maximum Loan Amount Calculation Worksheet and Benefit Test - FHA Case Number with Refinance Authorization - Valid CIV for each borrower - Verification of each borrower's Social Security Number (Form 89, SS card, W2) - Copy of a current utility bill confirming borrower occupies the subject property - Copy of current Note to confirm original borrower(s) and support benefit - Current employment listed on application if applicable and VVOE within 10 days of closing - Verify Property Type, Verify HOA if applicable - Confirmation property is not currently listed for sale
Eligible Occupancy	- Primary - Second Home - Investment Property (1 unit only)
Max Loan Amount	- Primary: Lesser of original principal balance (including financed UFMIP) or UPB plus 2 months interest, pro rata MIP, late charges, escrow shortage minus unearned UFMIP - Investment / Second Home: Lesser of original principal balance (including financed UFMIP) or UPB minus unearned UFMIP
Mortgage History	- NCQ — 0x30 in past 6 months; 1x30 in past 7–12 months; 0x30 if fewer than 12 months payments have been made — APPLIES TO SUBJECT MTG - CQ — 0x30 in past 6 months; 1x30 in past 7–12 months; 0x30 if fewer than 12 months payments have been made — APPLIES TO ALL MTGS - Both — Modified Mtg: 6 months paid under modification; 6 months have passed since the first payment due on modification; seasoning requirement based on modification date
Add / Remove Borrower	- Add — Occupying borrower can be added as long as existing borrower(s) remain on Note/Deed - Remove — divorce/death: the remaining borrower has been awarded the property and has made the mortgage payment in the 6 months prior to case number from their sole funds - Remove — other than divorce/death: remaining borrower must credit qualify and meet FHA requirements other than LTV/Appraisal (see Credit Qualifying)
Cash Back / Assets	- Cash Back: not to exceed \$500; Texas — \$0 - Assets: if funds to close exceed the new mortgage payment, full amount of funds to close verified with 30-day bank statement
Credit Qualifying Requirements	- Full Trimerge - Non-Borrower Spouse Credit in community property states - Manual UW of credit - Income documentation per Manual UW - DTI Manual UW - No AUS
Seasoning	- A minimum of 6 consecutive payments of the loan being refinanced at time of application date - The first payment due date of the new loan may not occur earlier than 210 days after the first payment due date of the loan paid off through the transaction

Subordinate Financing / Appraisal	• No New Subordinate Financing • Appraisal — Not Required • FEMA Disaster Inspection — not required • State Restriction — Texas 50a6: current mortgage subject to 50a6 not allowed
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VA FRM FULL DOCUMENTATION & IRRRL

Full Documentation — AUS Approve/Accept | Interest Rate Reduction Refinance Loan

Effective: July 2026

1. Eligibility Matrices

1.1 Full Documentation — AUS Approve/Accept & Manual Downgrade

Full Documentation — AUS Approved/Accept			
Transaction Type	LTV/CLTV	Min Score	DTI
Purchase	100%/100% — excludes financed funding fee	580	Per AUS
Cash Out	100%/100% — excludes financed funding fee	580	Per AUS
AUS Refer or Manual Downgrade — See Manual UW Section for Details			
Purchase	100%/100% — excludes financed funding fee	580	55% (see additional requirements)
Cash Out	90%/90% — includes financed funding fee (Score 580) 100%/100% — includes financed funding fee (Score 600)	580 / 600	55%

2. Program Highlights

Program Highlights	
Eligible Occupancy / Property Type	• Primary Residence only • SFR, PUD • Condo (VA Approved) • MFH — see MFH section for details • 1–2 Units (3–4 Units not allowed) • NOTE: Properties held in a Life Estate not allowed
Borrower(s)	• US Citizens • Permanent Resident Alien is allowed as long as the primary borrower is the veteran
Max Term / Max Loan Amount	• Max Term — Economic life of the property • NY — Cash Out — LTV greater than 90% limited to 30-year term • Max Loan Amount — \$1 Million
Credit	• All Borrowers must have a score • No Frozen Bureaus • Non-Borrowing Spouse Community Property State — debt must be included in qualifying ratios if subject property is located in a community property state, or if NBS currently resides in a community property state
Income	Non-Taxable Income may be grossed up 125% with acceptable documentation
Manual / Refer Requirements	• LTV greater than 90% — minimum score 600 • Max Loan Amount — \$1 Million • Max DTI 55% (greater than 41% must have 120% residual income; 50–55% — 3 compensating factors) • Mortgage History — 1x30 in the past 12 months (all mortgages); Modified Mortgage 0x30 in past 12 months (subject mortgage) • Other Credit — No major derogatory credit in last 12 months. Must have detailed letter of explanation for all delinquent credit, including collections and charge-offs. Derogatory credit defined as: 0x90 day late on any active tradeline; any tradeline with more than 2x60 in the past 12 months • Reserves — 1 unit: not required; 2–4 units: 6 months PITI; other REO owned: 3 months PITI per property
Compensating Factors	• Excellent Credit History / Conservative use of Consumer Credit • Minimal Consumer Debt • Long-term employment • Significant Liquid Assets • Sizeable down payment (for purchase) • Equity in refinancing loans • Little or no increase in shelter expenses • Satisfactory Homeownership Experience • Military benefits • High Residual Income (200% of required residual income) • Tax Credits for Childcare • Tax Benefits of Home Ownership

3. Seasoning & Net Tangible Benefit — Cash Out

Seasoning & NTB — Cash Out Refinance	
Seasoning	The Note Date of the refinance loan must be on or after the later of: • The date on which the borrower has made at least six (6) consecutive monthly payments on the loan being refinanced; and • The date that is 210 days after the first payment due date of the loan being refinanced • For Modified Loans — seasoning is based on the Modification Note Date • For Loans in Forbearance in the past 12 months: • Seasoning requirements above must have been met prior to the Forbearance Agreement • Evidence the borrower has completed the Forbearance Agreement • Letter of explanation of the hardship that created the need for forbearance and that it has been resolved • All payments made after forbearance have been made in month due (at least 1 payment must have been made since exiting forbearance)
Net Tangible Benefit (NTB)	• Proposed VA Loan Comparison Certification with acceptable benefit identified, signed/dated within 3 days of initial application • Final VA Loan Comparison Certification with acceptable benefit(s) identified, signed/dated at closing
State Restrictions	• Texas Cash Out 50a6 — not allowed • NY — Refer not allowed • NY — A/E LTV greater than 90%, term may not be less than 360 months
Escrows / Subordinate Financing	• Escrows — Required, cannot be waived • No New Subordinate Financing on cash out refinances

4. IRRRL Refinance

4.1 IRRRL Matrix & Requirements

IRRRL — Interest Rate Reduction Refinance Loan		
NQC Score	CQ Score	Max LTV/CLTV
580	600	105%/125%

IRRRL Documentation & Requirements	
Documentation at Submission	• Credit Report: NQC — Tri-Merged Credit Report OR Mortgage Only Report with scores; CQ — Tri-Merged Credit Report with no frozen bureaus; Non-Borrowing Spouse Community Property State — Tri-Merged Credit Report required, debt included in DTI • VA Form 26-8923 Loan Amount Worksheet • Initial VA Rate Reduction Certification (OVN) signed/dated within 3 days of application • LIN (IRRRL Case Number) • Valid CIV for each borrower • Verification of each borrower's Social Security Number (Form 89, SS card, W2) • Current Term Verification: current mortgage statement or copy of the Note; if current mortgage is less than 12 months old, a copy of the current Note is required; if loan has been modified, provide modification agreement • Current employment listed on application if applicable and VVOE within 10 days of closing • Verify Property Type, Verify HOA if applicable • Confirmation property is not currently listed for sale
Max Loan Amount / Max Term	• Loan Amount — \$1 Million • Term — Original term + 10 years, not to exceed 30 years and 32 days
Mortgage History / Seasoning	• 0x30 in the past 12 months • Seasoning — Same as VA Cash Out
Net Tangible Benefit (NTB)	• FRM to FRM — Interest rate reduced by at least 0.5%; Recoup not to exceed 36 months • FRM to ARM — Interest rate reduced by at least 2%; Recoup not to exceed 36 months (payment of any discount requires an appraisal — see appraisal section for details) • ARM to FRM or ARM to ARM — Rate reduction is not required; Recoup not to exceed 36 months
Credit Qualifying	• Required if PITI increases by 20% or more • No AUS • DTI — Manual guidelines: 45% Conforming / 43% High Balance • Residual Income — 120% for DTI greater than 41% • Funds needed to close must be documented per VA
Cash Back / Assets	• Cash Back: not to exceed \$500; Texas — \$0 • Assets: if funds to close exceed the new mortgage payment, full amount verified with 30-day bank statement • No New Subordinate Financing
Appraisal	LTV/CLTV is based on the Original Loan Amount on IRRRL Case Number as value. Appraisal is not required unless refinancing a FRM to ARM with discount added to principal: • Discount less than or equal to 1% — Max LTV 100% • Discount greater than 1% — Max LTV 90% • Acceptable appraisal type — Form 2055 or 1004 • FEMA Disaster Inspection — not required • State Restriction — Texas 50a6: current mortgage subject to 50a6 not allowed

5. Manufactured Homes

Manufactured Homes	
Requirements	• Min Score 600 • Multi-wide only (no singlewides) • Min 700 sq ft • No Leaseholds or MFH classified as a condo • No Escrow Holdbacks for repairs • No High Balance loans • State Restrictions — NY, TX, RI, HI not eligible • Property in a flood zone not eligible unless FEMA NFIP Elevation Certificate obtained and flood insurance under the NFIP is in place • HUD Certification Label — if missing, obtain verification from IBTS (https://www.ibts.org/) • Termite Inspection required in applicable states — see VA guidelines for state-specific requirements

This document is for internal use only. All loans must be underwritten to the more restrictive of this guide and the applicable VA Lenders Handbook in effect at time of application.