



DELEGATED CORRESPONDENT LOAN-TO-VALUE/CREDIT SCORE MATRICES

FIXED RATE: DU AND LP STANDARD CONFORMING; DU HIGH BALANCE AND LP SUPERCONFORMING²

Credit Score	Primary Residence					Second Homes		Investment Properties					
	Purchase & Rate/Term			Cash Out		Purchase & Rate/Term	Cash Out	Purchase		Rate/Term		Cash Out	
	1 unit	2 unit	3-4 unit	1 unit	2-4 unit	1 unit	1 unit	1 unit	2-4 unit	1 unit	2-4 unit	1 unit	2-4 unit
620	97%/105% ¹	85%/85% DU 80%/80% LP	75%/75% DU 80%/80% LP	80%/80%	75%/75%	90%/90% DU 85%/85% LP	75%/75%	85%/85%	75%/75%	75%/75%	75%/75%	75%/75%	70%/70%

¹ All LP and DU High Balance and all loans with a Non-Occupant Co Borrower are restricted to 95%/95%. Secondary financing must be a community affordable second.

² LP Super Conforming Mortgages are limited to a Max Loan Amount of \$1M

FIXED RATE: DU HOMEReady

Credit Score	Primary Residence					
	Purchase			Rate and Term/LCOR		
	1 unit	2 unit	3-4 unit	1 Unit	2 Unit	3-4 Unit
620	97%/105%	85%/85%	75%/75%	95%/95%	85%/85%	75%/75%

Secondary Financing must be a community affordable second when CLTV exceeds 97%. See Full guidelines for all eligibility restrictions.

CONFORMING ADJUSTABLE RATE

Credit Score	Primary Residence					Second Homes		Investment Properties					
	Purchase & Rate/Term			Cash Out		Purchase & Rate/Term	Cash Out	Purchase		Rate/Term		Cash Out	
	1 unit	2 unit	3-4 unit	1 unit	2-4 unit	1 unit	1 unit	1 unit	2-4 unit	1 unit	2-4 unit	1 unit	2 unit
700+	90%/90%	75%/75%	65%/65%	75%/75%	65%/65%	80%/80%	65%/65%	75%/75%	65%/65%	65%/65%	65%/65%	65%/65%	60%/60%
n/a												n/a	
660-679												80%/90%	n/a

NON-CONFORMING JUMBO

Credit Score	Loan Amount	Primary Residence		Second Home
		Purchase & Rate/Term		Purchase & Rate/Term
		1 Unit	2 Unit	1 Unit
720+	Up to \$1,000,000	80%/80%	60%/60%	65%/65%
	\$1,000,001-\$1,500,000	75%/75%		75%/75%
	\$1,500,001-\$1,750,000	65%/65%	NA	70%/70%
	\$1,750,001-\$2,000,000		65%/65%	65%/65%



**DELEGATED CORRESPONDENT
LOAN-TO-VALUE/CREDIT SCORE MATRICES**

FHA

Credit Score	Primary Residence Only			
	Purchase	Cash Out	Rate/Term	Streamline Refinance ²
600 ¹	96.5%/No Limit ³	85%/85%	97.75%/97.75%	100%/125%

¹ FHA High Balance Minimum Credit Score: 620

² Credit Qualifying Streamlines must be locked manually through the lock desk

³ Subordinate Financing must be HUD Approved Down Payment Assistance. CLTV is determined by the amount of DPA Funds granted.

RURAL DEVELOPMENT

Credit Score	Primary Residence Only	
	Purchase	Standard Refinance/PILOT
620+	100%/100%	100%/100%

VA

Credit Score	Primary Residence Only			PR and IP
	Purchase	Cash Out	Rate / Term	IRRRL
620	100%/100%	100%/100%	100%/100%	NO LIMIT
600				NA

VA High Balance Minimum Credit Score 620

Must be manually locked with FCM Lock Desk. See VA Product Guide for additional overlays¹

LP RELIEF REFINANCE

Credit Score	Primary Residence	Second Homes		Investment Properties
	Rate/Term Only	Rate/Term Only		Rate/Term Only
	1-4 unit	1 unit	2-4 unit	1-4 unit
700+	105% / unlimited CLTV	105% / unlimited CLTV	n/a	80% / 80%
680-699				n/a
620-679				n/a

DU REFI PLUS

Credit Score	Primary Residence	Second Homes		Investment Properties
	Rate/Term Only	Rate/Term Only		Rate/Term Only
	1-4 unit	1 unit	2-4 unit	1-4 unit
700+	105% / 150%	105%/150%	n/a	80% / 80%
680-699				n/a
620-679				n/a