

| MORTGAGE PRODUCTS | HOMEReady-COMMUNITY LENDING | CONVENTIONAL | USDA RURAL DEVELOPMENT GUARANTEED | VA | FHA Heritage Channel Only. |
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| FIXED RATE TERMS | <ul style="list-style-type: none"> • 15 or 30 years. * No buydown options available | <ul style="list-style-type: none"> • 10, 15, 20, 25, or 30 years. * No buydown options available | <ul style="list-style-type: none"> • 30 years. * No buydown options available | <ul style="list-style-type: none"> • 30 years. * No buydown options available | <ul style="list-style-type: none"> • 30 years. * No buydown options available |
| MAXIMUM LOAN LIMITS FOR 1-UNIT PROPERTY ² | <ul style="list-style-type: none"> • \$766,550 for 1-Unit property¹. | <ul style="list-style-type: none"> • \$766,550 for 1-Unit property¹. | <ul style="list-style-type: none"> • Not to exceed the maximum qualifying loan amount based on county income restrictions. | <ul style="list-style-type: none"> • \$766,550 for 1-Unit property^{1,11}. | <ul style="list-style-type: none"> • \$498,257 for 1-Unit property¹³. |
| MAXIMUM LTV- PURCHASE AND REFINANCE PR= PRIM. RESIDENCE LCOR= LIMITED CASH-OUT | <ul style="list-style-type: none"> • 97% Purchase approved through DU. • 95% Limited Cash-Out (LCOR) • 97% LCOR (Fannie Mae to Fannie Mae) • 95% 2-Unit Purchase or LCOR. • 95% 3-4 Unit Purchase or LCOR. • No Cash-Out Refinance allowed. • Primary Residence only. | <ul style="list-style-type: none"> • 97% PR Purchase if one borrower is first-time home buyer. • 95% PR Purchase. • 90% Second Home Purchase. • 90% PR Condo Purchase.³ • 85% 1-unit Investment Purchase. • Refer to LTV chart on back.⁸ | <ul style="list-style-type: none"> • 100% Purchase. • Refinance- RD to RD loan only. <ul style="list-style-type: none"> • Current loan must have closed at least 12 months prior and be current for the past 180 days prior to conditional commitment. • Primary residence only. | <ul style="list-style-type: none"> • 100% Purchase • IRRRL Rate Reduction- loan balance plus closing costs and funding fee. • Borrower must have paid a minimum of 6 months consecutive payments on original loan. • Primary residence only. | <ul style="list-style-type: none"> • 96.5% Purchase. • 97.75% No cash out refinance. • 125% Max. CLTV FHA to FHA Streamlined Refinance (with or w/o an appraisal).¹⁴ • 80% Cash-Out Refinance. • Primary residence only. |
| BORROWER'S INCOME LIMITS AND SIZE OF COMMUNITY RESTRICTIONS | <ul style="list-style-type: none"> • 80% of Area Medium Income (AMI) for all properties. | <ul style="list-style-type: none"> • No income limits or community restrictions. | <ul style="list-style-type: none"> • 115% of AMI. • Community restriction: population not to exceed 20,000. | <ul style="list-style-type: none"> • No income limits or community restrictions. | <ul style="list-style-type: none"> • No income limits or community restrictions. |
| MAXIMUM RATIO | <ul style="list-style-type: none"> • 45% via DU.² | <ul style="list-style-type: none"> • 45% via DU.² | <ul style="list-style-type: none"> • Determined by GUS. • 29/41% if manually UW. | <ul style="list-style-type: none"> • Determined by DU plus residual. • 41% plus residual if manually UW. | <ul style="list-style-type: none"> • Determined by DU. • 31/43% if manually underwritten. |
| MINIMUM CREDIT SCORE | <ul style="list-style-type: none"> • 620 Minimum.^{9,10} | <ul style="list-style-type: none"> • 620 Minimum.^{9,10} | <ul style="list-style-type: none"> • 640 Minimum.⁹ | <ul style="list-style-type: none"> • 640 Minimum.⁹ | <ul style="list-style-type: none"> • 640 Minimum.⁹ |
| WAITING PERIOD FOR DEROGATORY EVENTS | <ul style="list-style-type: none"> • Bankruptcy – 4 years. • Short Sale – 4 years. • Pre-Foreclosure – 4 years. • Foreclosure – 7 years. | <ul style="list-style-type: none"> • Bankruptcy – 4 years. • Short Sale – 4 years. • Pre-Foreclosure – 4 years. • Foreclosure – 7 years. | <ul style="list-style-type: none"> • Bankruptcy – 3 years. • Short Sale – 3 years. • Pre-Foreclosure – 3 years. • Foreclosure – 3 years. | <ul style="list-style-type: none"> • Bankruptcy – 2 years. • Short Sale – 2 years. • Pre-Foreclosure – 2 years. • Foreclosure – 2 years. | <ul style="list-style-type: none"> • Bankruptcy – 2 years. • Short Sale – 3 years. • Pre-Foreclosure – 3 years. • Foreclosure – 3 years. |
| ELIGIBLE BORROWERS | <ul style="list-style-type: none"> • US Citizens. • Permanent Resident Aliens. • Non-Permanent Resident Aliens. • Non-Occupant borrowers- Max. 95% LTV. | <ul style="list-style-type: none"> • US Citizens. • Permanent Resident Aliens. • Non-Permanent Resident Aliens. • Non-Occupant borrower- Max. 95% LTV. | <ul style="list-style-type: none"> • US Citizens. • Non-US Citizens - must be qualified alien; approved by Homeland Security Citizenship and Immigration Services. • No co-signer or co-mortgagor. | <ul style="list-style-type: none"> • US Citizens. • Must have VA Certificate of Eligibility and sufficient entitlement. • No co-signer or co-mortgagor. | <ul style="list-style-type: none"> • US Citizens. • Permanent Resident Aliens. • Non-Permanent Resident Aliens. • Non-Occupant co-borrower/ co-signer is permitted if they have a principal residence/address in the US or is US Citizen. |
| ELIGIBLE PROPERTIES | <ul style="list-style-type: none"> • Primary residence only. • 2-4 Unit property allowed if borrower occupies one of the units. • Condos and PUDs.^{3,4} • Manufactured housing - 95% LTV.^{5,6} | <ul style="list-style-type: none"> • Primary residence. • Second home. • Investment property. • Condos and PUDs.^{3,4} • Manufactured housing - 95% LTV.^{5,6} | <ul style="list-style-type: none"> • 1 unit primary residence only. • PUDS acceptable w/control turned over to unit purchasers. • No properties with farm servicing/ag operation. • No condos. • No manufactured. • No atypical properties. | <ul style="list-style-type: none"> • 1-4 family primary residence only. • PUDs-with control turned over to unit purchasers. • Must be residential in nature. • No condos. • No manufactured. • More than 1 parcel or lot allowed if contiguous and legally marketable. | <ul style="list-style-type: none"> • 1-4 family primary residence only. • PUDs-with control turned over to unit purchasers. • Must be residential in nature. • No condos. • No manufactured. • No excess land. |
| HOMEOWNERSHIP EDUCATION | <ul style="list-style-type: none"> • Required if all borrowers are first-time homebuyers. Only one borrower required to take course. • Offered through Homeview (Fannie Mae) at no cost. | <ul style="list-style-type: none"> • Required if all borrowers rely solely on non-traditional credit to qualify. • Required if all borrowers are first-time homebuyers and LTV/HCLTV ratio is greater than 95%. • Offered through HomeView (Fannie Mae) at no cost. • Only one borrower is required to take the course. | <ul style="list-style-type: none"> • Homeownership education not required. | <ul style="list-style-type: none"> • Homeownership education not required. | <ul style="list-style-type: none"> • Homeownership education not required. |

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| ASSETS | <ul style="list-style-type: none"> Borrower's own funds. 3% seller contribution. Gift funds. Secured borrowed funds. HomeReady grant - must meet 50% AMI limit. Grants and Community Seconds. Cash-on-hand. | <ul style="list-style-type: none"> Borrower's own funds. 3-9% seller contribution based on CLTV. Gift funds. Secured borrowed funds. Grants. Community seconds. | <ul style="list-style-type: none"> Borrower's own funds. 6% seller contribution. Gift from acceptable donor. Secured or unsecured borrowed funds. Grants. Community seconds. | <ul style="list-style-type: none"> Borrower's own funds. 4% seller contribution. Gift from acceptable donor. Grants. * Community seconds. | <ul style="list-style-type: none"> Borrower's own funds. 6% seller contribution. Gift from acceptable donor. Secured borrowed funds (car or rec vehicle loans NOT allowed). Grants. * Community seconds. |
| MORTGAGE INSURANCE COVERAGE PER FANNIE MAE REQUIREMENTS WITHOUT LLPA | <ul style="list-style-type: none"> 30 year term⁷ 90.01% - 97.00% LTV - 25% coverage. 85.01% - 90.00% LTV - 25% coverage. 80.01% - 85.00% LTV - 12% coverage. 15 year term 90.01% - 97.00% LTV - 25% coverage. 85.01% - 90.00% LTV - 12% coverage. 80.01% - 85.00% LTV - 6% coverage. | <ul style="list-style-type: none"> Term greater than 20 years⁷ 95.01% - 97.00% LTV - 35% coverage. 90.01% - 95.00% LTV - 30% coverage. 85.01% - 90.00% LTV - 25% coverage. 80.01% - 85.00% LTV - 12% coverage. Term less than 20 years 95.01% - 97.00% LTV - 35% coverage. 90.01% - 95.00% LTV - 25% coverage. 85.01% - 90.00% LTV - 12% coverage. 80.01% - 85.00% LTV - 6% coverage. | <ul style="list-style-type: none"> Purchase or Refinance Guarantee Fee of 1.00% (this can be financed into the loan amount). Annual Fee of 0.35% on all loans for the life of the loan. | <ul style="list-style-type: none"> No mortgage insurance, but has a VA Funding Fee is required and can be financed.¹² | <ul style="list-style-type: none"> FHA has two Mortgage Insurance Premiums (MIP). UFMIP=1.75% Can be financed into the loan amount. Annual MIP: <ul style="list-style-type: none"> >95.01% LTV is .55% for the mortgage term. >90.01% - ≥95% LTV is .50% for the mortgage term. ≤90% LTV is .50% for 11 years. |
| WORK ESCROWS | <ul style="list-style-type: none"> Allowed if weather related. 1.2x cost-based on obtained estimate. | <ul style="list-style-type: none"> Allowed if weather related. 1.2x cost-based on obtained estimate. | <ul style="list-style-type: none"> Allowed, if weather related. 1.5x cost-based on obtained estimate. | <ul style="list-style-type: none"> Allowed, if weather related. 1.5x cost-based on obtained estimate. | <ul style="list-style-type: none"> Allowed, if weather related. 1.5x cost-based on obtained estimate. |

- 1) Conventional and VA 2-Unit property loan limit: \$981,500; 3-Unit: \$1,186,350; 4-Unit: \$1,474,400.
- 2) Loan case files underwritten through DO/DU may have a maximum allowable DTI ratio of 50%.
- 3) Condominiums must meet the definition of an established condo and receive a Limited Project Review by DO/DU findings.

Condominium LTV/CLTV

| | | | |
|---|-----|---------------------|-----|
| Primary Residence Purchase/Limited Cash-out | 90% | Second Home | 75% |
| Primary Residence Cash-Out Refinance | 80% | Investment Property | 75% |

- 4) Planned Unit Developments (PUDs) must meet Type E (established PUD projects) or Type F (new PUD projects).
- 5) Manufactured home appraisal must have a minimum of two comparable sales of similar manufactured homes.
- 6) LTV of 97% allowed with DO Approve/Eligible findings AND manufactured home must have an MH Advantage sticker.
- 7) Lower MI coverage available with LLPA assessment. Loans requiring MI will need to comply with individual mortgage insurance guidelines. Consult Fannie Mae Guide for coverage and LLPAs.
- 8) Conventional LTV Maximums

| PRIMARY RESIDENCE | | INVESTMENT | |
|---|-----|---|-----|
| 1 Unit Primary Residence Purchase if one borrower is a first-time homebuyer/LCOR of an existing FNMA loan | 97% | 1 Unit Investment Purchase | 85% |
| 1 Unit Purchase/Limited Cash-Out | 95% | 1 Unit Investment Limited Cash-Out/Cash-Out | 75% |
| 1 Unit Cash-Out | 80% | 2-4 Unit Investment Purchase/Limited Cash-Out | 75% |
| 2 Unit Purchase/Limited Cash-Out | 95% | 2-4 Unit Investment Cash-Out | 70% |
| 3-4 Unit Purchase/Limited Cash-Out | 95% | MANUFACTURED HOUSING | |
| 2-4 Unit Cash-Out | 75% | 1 Unit Primary Residence Purchase/Limited Cash-Out ⁶ | 95% |
| SECOND HOME | | 1 Unit Second Home | 90% |
| 1 Unit Second Home Purchase/Limited Cash-Out | 90% | 1 Unit Primary Residence Cash-Out (multi-wide only) | 65% |
| 1 Unit Second Home Cash-Out | 75% | | |

- 9) Manual underwriting may require higher minimum credit score and reserves. Review the corresponding selling guide or handbook for requirements and additional guidance.

10) DU will use the average median credit score calculation to determine eligibility for multiple borrowers. For additional information visit: <https://selling-guide.fanniemae.com/1032996841>.

11) Veteran must have 25% guaranty by VA. Veteran must be bonus entitlement eligible if the loan amount is over \$144,000.

- Funding fee may be waived if borrower has service-related disability (verified via COE) OR the borrower is a member of the Armed Forces who is serving on active duty and provides on or before the date of loan closing, evidence of having been awarded a Purple Heart.
- Members of the Reserve and National Guard are eligible for a VA loan upon completion of (at minimum) 6 years of honorable service, are mobilized for active duty service for a period of at least 90 days, or are discharged because of a service-connected disability.
- For additional borrower and loan eligibility requirements, refer to the VA Lenders Handbook: https://benefits.va.gov/warms/pam26_7.asp
- IRRRL is a VA loan to another VA loan. Loan amount may include the current loan balance plus closing costs and funding fee. Borrower must have paid a minimum of six months consecutive payments on original loan.
- A refinance of any other loan to a VA loan is considered a cash-out transaction. IBMC does not participate in this type transaction.

12) VA Funding Fees below.

| Purchase | | | | IRRRL | | |
|----------------------------|-----------------------------------|-------------------------------|-------------------------------|----------------------------|-------------------------------|-------------------------------|
| Type of Veteran | Down Payment | Percentage for first-time use | Percentage for subsequent use | Type of Veteran | Percentage for first-time use | Percentage for subsequent use |
| Regular military | None 5% or more 10% or more | 2.15% 1.50% 1.25% | 3.30% 1.50% 1.25% | Regular military | .5% | .5% |
| Reserve/ National Guard | None 5% or more 10% or more | 2.15% 1.50% 1.25% | 3.30% 1.50% 1.25% | Reserve/ National Guard | .5% | .5% |

13) FHA 2-Unit property loan limit is: \$637,950; 3-Unit: \$771,125; 4-Unit: \$958,350.

14) FHA Streamline Refinance - at least 6 full months must have passed since the original closing date of the mortgage being refinanced; borrower must have paid at least 6 payments on the FHA-insured mortgage being refinanced; and at least 210 days must have passed from the closing date.

- IBMC follows Fannie Mae DU Findings and Selling Guide: <https://www.fanniemae.com/content/guide/selling/index.html>