

## Special Conforming Fixed & ARM Rate (SC DU / SC LP)

Program Codes: SC DU -30, -20, -15, -10 & 10/6, 7/6, 5/6 & LP -30, -20, -15 & 10/6, 7/6, 5/6

Min Fico	Unit	Max Loan Amt	Max LTV/CLTV					
			Primary		Second Home		Investment Property	
			Purchase & R/T	Cash-Out	Purchase & R/T	Cash-Out	Purchase & R/T	Cash-Out
620	1 Unit	726,200	*DU: 97% LP: 95%	80%	90%	75%	Pur: 80%/85% R/T: 75%	75%
	2 Unit	929,850	80%	75%	NA	NA	75%	70%
	3 Unit	1,123,900	75%	75%	NA	NA	75%	70%
	4 Unit	1,396,800	75%	75%	NA	NA	75%	70%
<b>General Requirements</b>								
<b>Eligible Borrower</b>		<i>Salary or Wage-Earning Employees or Self-Employed</i>						
<b>Occupancy</b>		<i>Primary / Second Home / Investment Property</i>						
<b>Product Type</b>		DU: 30-Yr Fixed, 20-Yr Fixed, 15-Yr Fixed, 10-Yr Fixed, 10/6 ARM, 7/6 ARM, 5/6 ARM LP: 30-Yr Fixed, 20-Yr Fixed, 15-Yr Fixed, 10/6 ARM, 7/6 ARM, 5/6 ARM						
<b>Loan Purpose</b>		Purchase, Rate/Term, and Cash Out						
<b>Property Type</b>		Single Family   Attached   Detached   2-4 Units   Condo   PUD						
<b>State Restrictions</b>		FL Condo: Upto 7 Stories. No High Rise Condo (8+)						
<b>General Underwriting Guidelines</b>								
<b>DTI</b>		Determined by AUS						
<b>Qualifying Rates</b>		Determined by AUS						
<b>Reserves</b>		Determined by AUS						
<b>Condo</b>		Must be warrantable by Fannie Mae / Freddie Mac						
<b>Tradelines</b>		3 tradelines seasoned for at least 12 months required						
<b>*First Time Home Buyer</b>		Max LTV 97% for DU only						
<b>Mortgage Insurance</b>		LTV > 80% subject to MI guidelines and requirements.						
<b>7-10 Financed Properties</b>		Min FICO 720						