

Freddie Mac

Wholesale Program Codes: FRC (DU) -30, -20, -15 & FRHB (LP) -30, -15 Correspondent Program Codes: C-LP -30, -20, -15 & C-LP HB -30, -15

Unit Loan Amount Primary Second Rate/Term 1 Unit 806,500 95% 80% 90% 2 Unit 1,032,650 85% 75% NA 3 Unit 1,248,150 80% 75% NA 4 Unit 1,551,250 80% 75% NA 4 Unit 1,551,250 80% 75% NA High Balance Unit Loan Amount Primary Second Purchase & Rate/Term Cash-Out Purchase & Rate/Term Rate/Term 1 Unit 1,209,750 95% 80% 90% 2 Unit 1,548,975 85% 75% NA 3 Unit 1,872,225 80% 75% NA 3 Unit 1,872,225 80% 75% NA 4 Unit 2,326,875 80% 75% NA General Requirements Investment Investment S0-Yr Fixed, 20-Yr Fixed					
Unit Amount Primary Second Rate/Term 1 Unit 806,500 95% 80% 90% 2 Unit 1,032,650 85% 75% NA 3 Unit 1,248,150 80% 75% NA 4 Unit 1,551,250 80% 75% NA 4 Unit 1,551,250 80% 75% NA High Balance Max LT Unit Loan Amount Primary Second Purchase & Rate/Term Cash-Out Purchase & Rate/Term 1 Unit 1,209,750 95% 80% 90% 2 Unit 1,548,975 85% 75% NA 3 Unit 1,872,225 80% 75% NA 4 Unit 2,326,875 80% 75% NA General Requirements Investment Investment Investment Product Type Primary · Second Home · Investment O.Yr Fixed, 15-Yr Fixed, 15-Yr Fixed, 15-Yr Fixed, 15-Yr Fixed, 20-Yr Fixed, 15-Yr Fixed, 20-Yr Fixed, 20-Yr Fixed, 20-Yr Fixed, 20-	Max LTV/CLTV				
Purchase & Rate/Term Cash-Out Purchase & Rate/Term 1 Unit 806,500 95% 80% 90% 2 Unit 1,032,650 85% 75% NA 3 Unit 1,248,150 80% 75% NA 4 Unit 1,551,250 80% 75% NA 4 Unit 1,551,250 80% 75% NA High Balance Max LTT Unit Loan Amount Primary Second Purchase & Rate/Term Cash-Out Purchase & Rate/Term 1 Unit 1,209,750 95% 80% 90% 2 Unit 1,548,975 85% 75% NA 3 Unit 1,872,225 80% 75% NA 4 Unit 2,326,875 80% 75% NA General Requirements Occupancy Primary Second Home Investment Product Type Conforming: 30-Yr Fixed, 20-Yr Fixed, 15-Yr Fixed, 15-Yr Fixed, 20-Yr Fixed, 20-Yr Fixed, 15-Yr Fixed, 20-Yr Fixed, 20-Yr Fixed, 2	Second Home		Investment		
2 Unit 1,032,650 85% 75% NA 3 Unit 1,248,150 80% 75% NA 4 Unit 1,551,250 80% 75% NA High Balance Max LT Unit Loan Amount Primary Second Rate/Term 1 Unit 1,209,750 95% 80% 90% 2 Unit 1,548,975 85% 75% NA 3 Unit 1,872,225 80% 75% NA 3 Unit 1,872,225 80% 75% NA 4 Unit 2,326,875 80% 75% NA General Requirements Occupancy Primary Second Home Investment Product Type Conforming: 30-Yr Fixed, 20-Yr Fixed, 15-Yr Fixed, 15-Yr Fixed, 15-Yr Fixed, 20-Yr Fix	Cash-Out	Purchase & Refinance	Cash-Out		
3 Unit 1,248,150 80% 75% NA 4 Unit 1,551,250 80% 75% NA High Balance Unit Loan Amount Primary Second Rate/Term 1 Unit 1,209,750 95% 80% 90% 2 Unit 1,548,975 85% 75% NA 3 Unit 1,872,225 80% 75% NA 3 Unit 1,872,225 80% 75% NA 4 Unit 2,326,875 80% 75% NA 4 Unit 2,326,875 80% 75% NA General Requirements Occupancy • Primary • Second Home • Investment • Ne Product Type • Conforming: 30-Yr Fixed, 20-Yr Fixed, 15-Yr Fixed, 15-Yr Fixed, 15-Yr Fixed, 15-Yr Fixed, 20-Yr Fixed, 15-Yr Fixed, 20-Yr F	75%	85%	75%		
4 Unit1,551,25080%75%NAHigh BalanceUnitLoan AmountPrimarySecond Purchase & Rate/Term1 Unit1,209,75095%80%90%2 Unit1,548,97585%75%NA3 Unit1,872,22580%75%NA4 Unit2,326,87580%75%NAGeneral RequirementsOccupancy•Primary •Second Home • InvestmentProduct Type•Conforming: 30-Yr Fixed, 20-Yr Fixed, 15-Yr Fixed, 15-Yr Fixed, 20-Yr Fixed, 15-Yr Fixed, 20-Yr Fixed, 15-Yr Fixed, 20-Yr Fixed, 20-	NA	75%	70%		
High Balance Unit Loan Amount Primary Second Rate/Term 1 Unit 1,209,750 95% 80% 90% 2 Unit 1,548,975 85% 75% NA 3 Unit 1,872,225 80% 75% NA 4 Unit 2,326,875 80% 75% NA General Requirements Occupancy Primary Second Home Investment Investment Investment Product Type Conforming: 30-Yr Fixed, 20-Yr Fixed, 15-Yr Fixed,	NA	75%	70%		
UnitLoan AmountPirmarySecond Rate/Term1 Unit1,209,75095%80%90%2 Unit1,548,97585%75%NA3 Unit1,872,22580%75%NA4 Unit2,326,87580%75%NAGeneral RequirementsOccupancyPrimary Second Home InvestmentProduct TypeConforming: 30-Yr Fixed, 20-Yr Fixed High Balance: 30-Yr Fixed, 15-Yr Fix Cash-OutProperty TypeProperty TypeSingle Family Condo	NA	75%	70%		
UnitLoan AmountPrimarySecond Rate/Term1 Unit1,209,75095%80%90%2 Unit1,548,97585%75%NA3 Unit1,872,22580%75%NA4 Unit2,326,87580%75%NAGeneral RequirementsOccupancyPrimary Second Home InvestmentConforming: 30-Yr Fixed, 20-Yr Fixed, 15-Yr FixLoan PurposePurchase Rate/Term Single Family 2-4 Units Condo					
UnitAmountPrimarySecond Rate/Term1 Unit1,209,75095%80%90%2 Unit1,548,97585%75%NA3 Unit1,872,22580%75%NA4 Unit2,326,87580%75%NAGeneral RequirementsOccupancyPrimary9roduct TypePrimarySecond HomeInvestmentProduct TypeProperty TypeSingle FamilySingle Family2-4 UnitsConforming: 30-Yr Fixed, 20-Yr Fixed, 15-Yr Fixed	Max LTV/CLTV				
Purchase & Rate/TermCash-OutPurchase & Rate/Term1 Unit1,209,75095%80%90%2 Unit1,548,97585%75%NA3 Unit1,872,22580%75%NA4 Unit2,326,87580%75%NA6eneral RequirementsGeneral RequirementsOccupancyProduct TypePrimary Second Home InvestmentConforming: 30-Yr Fixed, 20-Yr Fixe High Balance: 30-Yr Fixed, 15-Yr Fix Cash-OutProperty TypeProperty TypeSingle Family 2-4 Units Condo	Second Home		Investment		
2 Unit1,548,97585%75%NA3 Unit1,872,22580%75%NA4 Unit2,326,87580%75%NAGeneral RequirementsOccupancyPrimary Second Home InvestmentProduct TypeConforming: 30-Yr Fixed, 20-Yr Fixed, High Balance: 30-Yr Fixed, 15-Yr Fix Cash-OutLoan PurposePurchase Rate/Term Cash-OutProperty TypeSingle Family Single Family Condo	Cash-Out	Purchase & Refinance	Cash-Out		
3 Unit 1,872,225 80% 75% NA 4 Unit 2,326,875 80% 75% NA General Requirements Occupancy Primary Second Home Investment Product Type Conforming: 30-Yr Fixed, 20-Yr Fixed, 15-Yr Fixed, 20-Yr Fixed, 15-Yr Fixed, 20-Yr Fixed, 15-Yr Fixed, 15-	75%	85%	75%		
4 Unit 2,326,875 80% 75% NA General Requirements Occupancy Primary Second Home Investment Investment Investment Product Type Conforming: 30-Yr Fixed, 20-Yr Fixed, 15-Yr Fix	NA	75%	70%		
General Requirements Occupancy Primary Second Home Investment Product Type Conforming: 30-Yr Fixed, 20-Yr Fixed Product Type • Conforming: 30-Yr Fixed, 20-Yr Fixed Loan Purpose • Purchase Rate/Term • Cash-Out Property Type • Single Family 2-4 Units • Condo	NA	75%	70%		
OccupancyPrimary Second Home InvestmentProduct TypeConforming: 30-Yr Fixed, 20-Yr Fixe High Balance: 30-Yr Fixed, 15-Yr FixLoan PurposePurchase 	NA	75%	70%		
 Second Home Investment Product Type Conforming: 30-Yr Fixed, 20-Yr Fixed High Balance: 30-Yr Fixed, 15-Yr Fix High Balance: 30-Yr Fixed, 15-Yr Fix Purchase Rate/Term Cash-Out Property Type Single Family 2-4 Units Condo 	General Requirements				
Product Type • High Balance: 30-Yr Fixed, 15-Yr Fix Loan Purpose • Purchase Rate/Term • Cash-Out Property Type • Single Family • 2-4 Units • Condo	Second Home				
 Rate/Term Cash-Out Property Type Single Family 2-4 Units Condo 					
2-4 UnitsCondo	PurchaseRate/Term				
State Restrictions FL Condo: Up to 7 stories. No High	Pico Condo /	(8+)			



	General Underwriting Guidelines
Min FICO	 Min 620
DTI	 Max 50%
Qualifying Rates	 AUS Findings must be Accept/Eligible
Reserves	 Determined by AUS
Borrower Eligibility	 U.S. Citizen Permanent Resident Non-Permanent Resident
ADU Income	 Purchase and Rate/Term only ADU on a subject 1-unit Primary Residence only ADU must comply with zoning and land use requirements (legal, legal non-conforming or no zoning) An appraisal report must be obtained to support the ADU's marketability and include at least one comparable sale with an ADU that is rented. If an automated collateral evaluation (ACE) appraisal waiver is offered, it must not be accepted. The appraiser's rental analysis must include a minimum of three comparable rentals that support the market rent of the ADU, and at least one of the comparable rentals must be a property with an ADU The Seller must ensure that the ADU rental income used to qualify the Borrower for the Mortgage does not exceed 30% of the total stable monthly income At least one qualifying Borrower must participate in a landlord education program or have previous landlord experience for a minimum of one year
Manufactured Home	 Only 1 unit allowed Multi-wide manufactured home only Cash-out requirement: 20 & 15 Yr Fixed Only Max LTV/CLTV: 65% Primary Only
Max Loan Limits	<u>Click to see full county loan limits</u>