

10/25/2017

<p style="text-align: center;">All Fannie Mae loans (except HARP)</p>	<ul style="list-style-type: none"> • All appraisals must be ordered through Nationwide Property & Appraisal Services • All loans must be DU underwritten and receive an Approve Eligible • Mid-Island credit report will be used for underwriting and pricing • Maximum LTV 97% on all loans (if allowed. See Eligibility Matrix for all LTV restrictions.) • Maximum CLTV 97% on Purchase Transactions (if allowed. See Eligibility Matrix for all CLTV restrictions.) • Maximum CLTV 97% on Refinance Transactions (if allowed. See Eligibility Matrix for all CLTV restrictions.) • Minimum Credit Score 620 on all loans • Cash out on investment properties not permitted. • If MI is required, Mid-Island to obtain • Homeready: 30yr and 15yr terms only • No Manufactured Homes • No Interest Only • Allowable Fixed Rate Terms: 10, 15, 20, 30 yrs. Existing term down to 8 years • Allowable ARM programs: 3/1, 5/1, 7/1 • MD and D.C. Co-ops: Must have a signed affidavit from the co-op board agreeing to sign and deliver collateral documents at closing. <p>Refer to Fannie Mae for all other guideline restrictions.</p>
<p style="text-align: center;">HARP (DU Refi Plus)</p>	<ul style="list-style-type: none"> • All appraisals must be ordered through Nationwide Property & Appraisal Services when appraisal is required by DU • Property Fieldwork Waiver accepted if DU allows for waiver (as of submissions dated on or after 4/15/13) • All loans must be DU underwritten and receive an Approve Eligible as a DU Refi Plus • Mid-Island credit report will be used for underwriting and pricing • Maximum 150% LTV/CLTV on all loans (if allowed. See Eligibility Matrix for all LTV/CLTV restrictions.) • Minimum Credit Score 620 on all loans • No Manufactured Homes • No Interest Only • Allowable Fixed Rate Terms for LTV ≤105%: 10, 15, 20, 30 yrs. Existing term down to 8 years • Allowable Fixed Rate Terms for LTV 105%-150%: 15, 20 & 30 yrs. • Allowable ARM programs ≤105%: 3/1, 5/1, 7/1 • MD and D.C. Co-ops: Must have a signed affidavit from the co-op board agreeing to sign and deliver collateral documents at closing. <p>Refer to Fannie Mae for all other guideline restrictions.</p>
<p style="text-align: center;">Freddie Mac loans</p>	<ul style="list-style-type: none"> • All appraisals must be ordered through Nationwide Property & Appraisal Services when appraisal is required by LP • All loans must be LP underwritten and receive an Accept Eligible • Mid-Island credit report will be used for underwriting and pricing • Maximum 105% LTV/TLTV on Relief Refi (Open Access). See attached LTV/TLTV matrix for all other loans. • Minimum Credit Score 620 on all loans • Cash out on investment properties not permitted. • No Co-ops • No Manufactured Homes • No Interest Only • Allowable Fixed Rate Terms: 15, 20, 30 yrs. • Allowable ARM programs: 3/1, 5/1, 7/1 <p>Refer to Freddie Mac for all other guideline restrictions.</p>

For conforming guideline information:
www.efanniemae.com & www.freddiemac.com

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ELIGIBILITY MATRIX

The Eligibility Matrix provides the comprehensive LTV, CLTV, and HCLTV ratio requirements for conventional first mortgages eligible for delivery to Fannie Mae. The Eligibility Matrix also includes credit score, minimum reserve requirements (in months), and maximum debt-to-income ratio requirements for manually underwritten loans. Other eligibility criteria that are not covered in the Eligibility Matrix may be applicable for mortgage loans to be eligible for delivery to Fannie Mae, e.g., allowable ARM plans. See the *Selling Guide* for details. Refer to the last two pages of this document for exceptions to the requirements shown in the matrices.

Acronyms and Abbreviations Used in this Document

ARM: Adjustable-rate mortgage, fully amortizing

DTI: Debt-to-income ratio

DU®: Desktop Underwriter®

FRM: Fixed-rate mortgage, fully amortizing

LTV: Loan-to-value ratio

CLTV: Combined loan-to-value ratio

HCLTV: Home equity combined loan-to-value ratio

Credit Score/LTV: Representative credit score and highest of LTV, CLTV, and HCLTV ratios

Effective Dates:

Refer to the “ARM Enhancements” section of *Selling Guide* [Announcement SEL-2017-06](#).

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Standard Eligibility Requirements - Desktop Underwriter Version 10.1

Excludes: DU Refi Plus, HomeStyle Renovation,
Manufactured Housing, and HomeReady

Transaction Type	Number of Units	Maximum LTV, CLTV, HCLTV
Principal Residence		
Purchase Limited Cash-Out Refinance	1 Unit	FRM: 97% ⁽¹⁾ ARM: 95%
	2 Unit	FRM/ARM: 85%
	3-4 Units	FRM/ARM: 75%
Cash-Out Refinance	1 Unit	FRM/ARM: 80%
	2-4 Units	FRM/ARM: 75%
Second Homes		
Purchase Limited Cash-Out Refinance	1 Unit	FRM/ARM: 90%
Cash-Out Refinance	1 Unit	FRM/ARM: 75%
Investment Property		
Purchase	1 Unit	FRM/ARM: 85%
	2-4 Units	FRM/ARM: 75%
Limited Cash-Out Refinance	1-4 Units	FRM/ARM: 75%
Cash-Out Refinance	1 Unit	FRM/ARM: 75%
	2-4 Units	FRM/ARM: 70%

NOTE: THERE MAY BE EXCEPTIONS TO THE ABOVE REQUIREMENTS FOR CERTAIN TRANSACTIONS. REFER TO THE NOTES SECTION ON PAGES 7-8 FOR THE EXCEPTIONS.



HomeStyle Renovation, Manufactured Housing, HomeReady⁽²⁾ Desktop Underwriter Version 10.1

Transaction Type	Number of Units	Maximum LTV, CLTV, HCLTV
HomeStyle Renovation Mortgage		
Principal Residence		
Purchase Limited Cash-Out Refinance	1 Unit	FRM/ARM: 95%
	2 Units	FRM/ARM: 85%
	3-4 Units	FRM/ARM: 75%
Second Homes		
Purchase Limited Cash-Out Refinance	1 Unit	FRM/ARM: 90%
Investment Property		
Purchase	1 Unit	FRM/ARM: 85%
Limited Cash-Out Refinance	1 Unit	FRM/ARM: 75%
Manufactured Housing		
Principal Residence		
Purchase Limited Cash-Out Refinance	1 Unit	FRM/ARM: 95%
Cash-Out Refinance	1 Unit Term ≤ 20 years	FRM/ARM: 65%
Second Homes		
Purchase Limited Cash-Out Refinance	1 Unit	FRM/ARM: 90%
HomeReady Mortgage		
Principal Residence		
Purchase	1 Unit	FRM: 97% ⁽¹⁾ ARM: 95%
Limited Cash-Out Refinance		
Purchase Limited Cash-Out Refinance	2 Units	FRM/ARM: 85%
	3-4 Units	FRM/ARM: 75%

**NOTE: THERE MAY BE EXCEPTIONS TO THE ABOVE REQUIREMENTS FOR CERTAIN TRANSACTIONS.
REFER TO THE NOTES SECTION ON PAGES 7-8 FOR THE EXCEPTIONS.**



Standard Eligibility Requirements - Manual Underwriting

Excludes: Refi Plus, HomeStyle Renovation, and HomeReady

Transaction Type	Number of Units	Maximum LTV, CLTV, HCLTV	Maximum DTI ≤ 36%		Maximum DTI ≤ 45%	
			Credit Score/LTV	Minimum Reserves	Credit Score/LTV	Minimum Reserves
Principal Residence						
Purchase Limited Cash-Out Refinance	1 Unit	FRM/ARM: 95%	FRM/ARM: 680 if > 75% FRM: 620 if ≤ 75% ARM: 640 if ≤ 75%	0	700 if > 75% 640 if ≤ 75%	0
			660 if > 75%	6	FRM: 680 if > 75% FRM: 620 if ≤ 75% ARM: 680 if > 75%	2
	2 Units	FRM/ARM: 85%	680 if > 75% 640 if ≤ 75%	6	700 if > 75% 660 if ≤ 75%	6
					680 if > 75% 640 if ≤ 75%	12
3-4 Units	FRM/ARM: 75%	660	6	680	6	
				660	12	
Cash-Out Refinance	1 Unit	FRM/ARM: 80%	680 if > 75% 660 if ≤ 75%	0	700 if > 75% 680 if ≤ 75%	0
			660 if > 75% 640 if ≤ 75%	6	680 if > 75% 660 if ≤ 75%	2
	2-4 Units	FRM/ARM: 75%	680	6	700 680	6 12
Second Home						
Purchase Limited Cash-Out Refinance	1 Unit	FRM/ARM: 90%	680 if > 75% 640 if ≤ 75%	2	700 if > 75% 660 if ≤ 75%	2
					680 if > 75% 640 if ≤ 75%	12
Cash-Out Refinance	1 Unit	FRM/ARM: 75%	680	2	700	2
					680	12
Investment Property						
Purchase	1 Unit	FRM/ARM: 85%	680 if > 75% 640 if ≤ 75%	6	700 if > 75% 660 if ≤ 75%	6
					680 if > 75% 640 if ≤ 75%	12
	2-4 Units	FRM/ARM: 75%	660	6	680 660	6 12
Limited Cash-Out Refinance	1 Unit	FRM/ARM: 75%	660	6	680	6
					660	12
	2-4 Units	FRM/ARM: 75%	680	6	700 680	6 12
Cash-Out Refinance	1 Unit	FRM/ARM: 75%	700	6	720	6
					700	12
	2-4 Units	FRM/ARM: 70%	700	6	720 700	6 12

NOTE: THERE MAY BE EXCEPTIONS TO THE ABOVE REQUIREMENTS FOR CERTAIN TRANSACTIONS. REFER TO THE NOTES SECTION ON PAGES 7-8 FOR THE EXCEPTIONS.



HomeStyle Renovation and HomeReady - Manual Underwriting⁽²⁾

			Maximum DTI ≤ 36%		Maximum DTI ≤ 45%	
Transaction Type	Number of Units	Maximum LTV, CLTV, HCLTV	Credit Score/LTV	Minimum Reserves	Credit Score/LTV	Minimum Reserves
HomeStyle Renovation Mortgage						
Principal Residence						
Purchase Limited Cash-Out Refinance	1 Unit	FRM/ARM: 95%	FRM/ARM: 680 if > 75% FRM: 620 if ≤ 75% ARM: 640 if ≤ 75%	0	700 if > 75% 640 if ≤ 75%	0
			660 if > 75%	6	FRM: 680 if > 75% FRM: 620 if ≤ 75% ARM: 680 if > 75%	2
	2 Units	FRM/ARM: 85%	680 if > 75% 640 if ≤ 75%	6	700 if > 75% 660 if ≤ 75%	6
					680 if > 75% 640 if ≤ 75%	12
	3-4 Units	FRM/ARM: 75%	660	6	680	6
					660	12
Second Homes						
Purchase Limited Cash-Out Refinance	1 Unit	FRM/ARM: 90%	680 if > 75% 640 if ≤ 75%	2	700 if > 75% 660 if ≤ 75%	2
					680 if > 75% 640 if ≤ 75%	12
Investment Property						
Purchase	1 Unit	FRM/ARM: 85%	680 if > 75% 640 if ≤ 75%	6	700 if > 75% 660 if ≤ 75%	6
					680 if > 75% 640 if ≤ 75%	12
Limited Cash-Out Refinance	1 Unit	FRM/ARM: 75%	660	6	680	6
					660	12
HomeReady Mortgage						
Principal Residence						
Purchase Limited Cash-Out Refinance	1 Unit	FRM/ARM: 95%	FRM/ARM: 680 if > 75% FRM: 620 if ≤ 75% ARM: 640 if ≤ 75%	0	700 if > 75% 640 if ≤ 75%	0
			660 if > 75%	6	FRM: 680 if > 75% FRM: 620 if ≤ 75% ARM: 680 if > 75%	2
	2 Units	FRM/ARM: 85%	680 if > 75% 640 if ≤ 75%	6	700 if > 75% 660 if ≤ 75%	6
					680 if > 75% 640 if ≤ 75%	12
	3-4 Units	FRM/ARM: 75%	660	6	680	6
					660	12

NOTE: THERE MAY BE EXCEPTIONS TO THE ABOVE REQUIREMENTS FOR CERTAIN TRANSACTIONS. REFER TO THE NOTES SECTION ON PAGES 7-8 FOR THE EXCEPTIONS.



DU Refi Plus and Refi Plus⁽³⁾

DU Refi Plus

Transaction Type	Number of Units	Maximum LTV	Minimum Credit Score
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Limited Cash-Out Refinance, Fixed Rate

Principal Residence	1-4 Units	No Limit	No Minimum
Second Home	1 Unit	No Limit	No Minimum
Investment Property	1-4 Units	No Limit	No Minimum

Limited Cash-Out Refinance, ARMS with Initial Fixed Periods \geq 5 years

Principal Residence	1-4 Units	105%	No Minimum
Second Home	1 Unit	105%	No Minimum
Investment Property	1-4 Units	105%	No Minimum

Refi Plus

Limited Cash-Out Refinance, Fixed Rate

			P&I Changes \leq 20%	P&I Increases $>$ 20%
Principal Residence	1-4 Units	No Limit	No Minimum	620
Second Home	1 Unit	No Limit	No Minimum	620
Investment Property	1-4 Units	No Limit	No Minimum	620

Limited Cash-Out Refinance, ARMS with Initial Fixed Periods \geq 5 years

			P&I Changes \leq 20%	P&I Increases $>$ 20%
Principal Residence	1-4 Units	105%	No Minimum	620
Second Home	1 Unit	105%	No Minimum	620
Investment Property	1-4 Units	105%	No Minimum	620

NOTE: THERE MAY BE EXCEPTIONS TO THE ABOVE REQUIREMENTS FOR CERTAIN TRANSACTIONS. REFER TO THE NOTES SECTION ON PAGES 7-8 FOR THE EXCEPTIONS.



Notes – Exceptions Applicable to ALL Matrices Other than DU Refi Plus and Refi Plus

105% CLTV Ratio/Community Seconds®: With the exception of loans secured by manufactured housing, the CLTV ratio may exceed the limits stated in the matrices up to 105% only if the mortgage is part of a Community Seconds transaction. Manufactured housing with a Community Seconds is limited to the LTV, CLTV, and HCLTV ratios stated in the matrices.

The following are not permitted with Community Seconds: second homes, investment properties, cash-out refinances, ARMs with initial adjustment periods less than 5 years, and co-op share loans.

Cash-out refinances: If the property was purchased within the prior six months, the borrower is ineligible for a cash-out transaction unless the loan meets the delayed financing exception in the *Selling Guide* (B2-1.2-03, Cash-Out Refinance Transactions).

Condos: Lower LTV, CLTV, and HCLTV ratios may be required for certain mortgage loans depending on the type of project review the lender performs for properties in condo projects. See B4-2.1-01, General information on Project Standards, B4-2.2-01, Limited Review Process, and B4-2.2-04, Geographic-Specific Condo Project Considerations.

Construction-to-permanent: These transactions are subject to the applicable eligibility requirements based on the loan purpose. Single-closing transactions are processed as purchases or limited cash-out refinances, and two-closing transactions are processed as limited cash-out or cash-out refinances. Exceptions: mortgage loans secured by manufactured housing or units in a condo or co-op project are not eligible for construction-to-permanent financing. If the transaction is a single-closing construction-to-permanent loan, and the age of the credit or appraisal documents exceed standard guidelines, there are exceptions to the eligibility requirements. See B5-3.1-02, Conversion of Construction-to-Permanent Financing: Single-Closing Transactions.

Co-op properties: The following are not permitted with co-op share loans - subordinate financing, investment properties, and cash-out refinances on second home properties.

Employment-related assets: Exceptions to the eligibility requirements apply if this type of asset is used as qualifying income. See B3-3.1-09, Other Sources of Income.

High-balance loans: With the exception of Refi Plus, high-balance loans must be underwritten with DU. All borrowers on the loan must have a credit score. See DU and Refi Plus matrices for eligibility requirements for high-balance loans.

HomeStyle Energy: The maximum DTI for a manually underwritten HomeStyle Energy loan is 38% if certain conditions are met. See B5-3.3-01, HomeStyle Energy for Energy Improvements on Existing Properties. The credit score and reserve requirements for mortgages with a maximum DTI of 36% apply. The maximum allowable LTV for HomeStyle Energy loans is 95%.

Manufactured housing: With the exception of Refi Plus, loans secured by manufactured homes must be underwritten with DU. See DU and Refi Plus matrices.

Multiple financed properties: Borrowers of second homes or investment properties with multiple financed properties are subject to additional reserves requirements. Borrowers with seven to ten financed properties are subject to a minimum credit score requirement (only permitted in DU). See B3-4.1-01, Minimum Reserves Requirements.



Notes – Exceptions Applicable to ALL Matrices Other than DU Refi Plus and Refi Plus

Non-occupant borrowers: For manually underwritten loans, if the income of a non-occupant borrower is used for qualifying purposes, lower LTV, CLTV, and HCLTV ratios are required. See B2-2-04, Guarantors, Co-Signers, or Non-Occupant Borrowers.

Nontraditional credit: Exceptions to the eligibility requirements apply to all transactions when one or more borrowers are relying on nontraditional credit to qualify. See B3-5.4-01, Eligibility Requirements for Loans with Nontraditional Credit.

Notes - Specific to Certain Transactions

- | | |
|-----|---|
| (1) | LTV, CLTV, and HCLTV Ratios Greater than 95%: These transactions are not permitted for high-balance loans, HomeStyle Energy loans, or loans with a non-occupant borrower. At least one borrower on the loan must have a credit score. For non-HomeReady purchase transactions, at least one borrower must be a first-time home buyer. For limited cash-out refinances, Fannie Mae must be the owner of the existing mortgage. See the <i>Selling Guide</i> for additional requirements. |
| (2) | Combination of HomeStyle Renovation, HomeStyle Energy, HomeReady, and Manufactured Housing: If a transaction includes a combination of HomeStyle Renovation, HomeStyle Energy, HomeReady, and manufactured housing, the more restrictive eligibility requirements of each of those transactions apply. DU will apply the applicable eligibility requirements, but the lender must determine eligibility for manually underwritten loans.

Examples:
<ol style="list-style-type: none">1. A HomeReady mortgage that is also a HomeStyle Renovation mortgage must be a principal residence (per HomeReady), and the maximum LTV ratio for a fixed-rate mortgage is 95% for a one-unit property (per HomeStyle Renovation). The lender must be approved to deliver HomeStyle Renovation mortgages (per HomeStyle Renovation).2. A HomeReady mortgage for a manufactured home must be a one-unit property that is underwritten through DU with a maximum LTV ratio of 95% (per manufactured housing), and a purchase or limited cash-out refinance of a principal residence (per HomeReady). |
| (3) | DU Refi Plus and Refi Plus: Loans are subject to a unique limited cash-out refinance definition, and other unique subordinate lien requirements. Exceptions to the LTV ratio limits apply to Texas Section 50(a)(6) mortgages. There is no maximum CLTV or HCLTV ratio limit for any DU Refi Plus or Refi Plus mortgage loan. A minimum credit score and maximum DTI ratio apply to higher-priced mortgage loans. See Section B5-5.2-01, DU Refi Plus and Refi Plus Eligibility, and B5-5.2-02, DU Refi Plus and Refi Plus Underwriting Considerations. |



Single-Family Business



Maximum LTV/TLTV/HTLTV Ratio Requirements for Conforming and Super Conforming Mortgages

PURCHASE AND "NO CASH-OUT" REFINANCE MORTGAGES** (Fixed-Rate and ARMs)

*** See chart below for LTV/TLTV/HTLTV ratios and other requirements for a "no cash-out" refinance of a mortgage currently owned or securitized by Freddie Mac.*

Mortgage Purpose and Property Type	Maximum LTV/TLTV/HTLTV Ratio
1-unit Primary Residence	95%
2-4 unit Primary Residence	80%
Second Home	85%
1-unit Investment Property	85%
2-4 unit Investment Property	75%

Cash-Out Refinance Mortgages (Fixed-Rate and ARMs)

Property Type	Maximum LTV/TLTV/HTLTV Ratio
1-unit Primary Residence	80%
2-4 unit Primary Residence	75%
Second Home	75%
1-unit Investment Property	75%
2-4 unit Investment Property	70%

"NO CASH-OUT" REFINANCE MORTGAGES currently owned or securitized by Freddie Mac*
(Fixed-Rate and ARMs)

**The LTV/TLTV/HTLTV ratios in this chart are only allowed with Mortgages originated in accordance with Section 4301.4(c) of the Guide.*

Property Type	Maximum LTV/TLTV/HTLTV
1- to 2-unit Primary Residence	95%
3- to 4-unit Primary Residence	80%
Second Home	95%
1-unit Investment Property	85%
2- to 4-unit Investment Property	75%

Maximum LTV/TLTV/HTLTV ratios for certain mortgage products and property types listed below that vary from those shown above may be found in other sections of the *Single-Family Seller Servicer Guide*.

- Mortgages secured by a Manufactured Home – Guide Section 5703.3 (e)
- Home Possible® Mortgages – Guide Section 4501.10
- Mortgages to borrowers with a credit history that includes a previous mortgage foreclosure or a conveyance of a deed-in-lieu of foreclosure – Guide Section 5202.5 (a)
- Mortgages that use a Streamline Project Review – Guide Section 5701.4

Note: Minimum Indicator Score requirements can be found in Exhibit 25, Mortgages with Risk Class and/or Minimum Indicator Score Requirements.

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