

Conforming Loan Amounts FNMA DU ONLY FIXED RATE

PRIMARY RESIDENCE

Purchase & Rate/Term Refinance

| PROPERTY TYPE | LTV | CLTV/HCLTV | FICO | UNDW OPTIONS |
|----------------------------|-----|------------|------|--------------|
| 1 unit (SFR, Condos, PUDs) | 95 | 95 | 640 | DU |
| 2 unit | 80 | 80 | 640 | DU |
| 3-4 unit | 75 | 75 | 640 | DU |

Cash Out Refinance

| | | | | |
|----------------------------|----|----|-----|----|
| 1 unit (SFR, Condos, PUDs) | 85 | 85 | 640 | DU |
| 2-4 unit | 75 | 75 | 640 | DU |

SECOND HOME

Purchase & Rate/Term Refinance

| PROPERTY TYPE | LTV | CLTV/HCLTV | FICO | UNDW OPTIONS |
|----------------------------|-----|------------|------|--------------|
| 1 unit (SFR, Condos, PUDs) | 90 | 90 | 640 | DU |

Cash Out Refinance

| | | | | |
|----------------------------|----|----|-----|----|
| 1 unit (SFR, Condos, PUDs) | 75 | 75 | 640 | DU |
|----------------------------|----|----|-----|----|

INVESTMENT PROPERTY

Purchase

| PROPERTY TYPE | LTV | CLTV/HCLTV | FICO | UNDW OPTIONS |
|----------------------------|-----|------------|------|--------------|
| 1 unit (SFR, Condos, PUDs) | 80 | 85 | 640 | DU |
| 2-4 unit | 75 | 75 | 640 | DU |

Rate/Term Refinance

| | | | | |
|----------------------------|----|----|-----|----|
| 1 unit (SFR, Condos, PUDs) | 75 | 75 | 640 | DU |
| 2-4 unit | 75 | 75 | 640 | DU |

Cash Out Refinance

| | | | | |
|----------------------------|----|----|-----|----|
| 1 unit (SFR, Condos, PUDs) | 75 | 75 | 640 | DU |
| 2-4 unit | 70 | 70 | 640 | DU |

NOTE: LTV's greater than 80% are subject to MI approval and guidelines with regard to maximum LTV for property types, FICO score and minimum trade line requirements.

Conforming Loan Amounts FNMA DU ONLY LIBOR ARM (3/1, 5/1, 7/1, 10/1)

PRIMARY RESIDENCE

Purchase & Rate/Term Refinance

| PROPERTY TYPE | LTV | CLTV/HCLTV | FICO | UNDW OPTIONS |
|----------------------------|-----|------------|------|--------------|
| 1 unit (SFR, Condos, PUDs) | 95 | 95 | 640 | DU |
| 2 unit | 80 | 80 | 640 | DU |
| 3-4 unit | 75 | 75 | 640 | DU |

Cash Out Refinance

| | | | | |
|----------------------------|----|----|-----|----|
| 1 unit (SFR, Condos, PUDs) | 85 | 85 | 640 | DU |
| 1 unit (SFR, Condos, PUDs) | 80 | 80 | 640 | DU |
| 2-4 unit | 75 | 75 | 640 | DU |

SECOND HOME

Purchase & Rate/Term Refinance

| PROPERTY TYPE | LTV | CLTV/HCLTV | FICO | UNDW OPTIONS |
|----------------------------|-----|------------|------|--------------|
| 1 unit (SFR, Condos, PUDs) | 90 | 90 | 640 | DU |

Cash Out Refinance

| | | | | |
|----------------------------|----|----|-----|----|
| 1 unit (SFR, Condos, PUDs) | 75 | 75 | 640 | DU |
|----------------------------|----|----|-----|----|

INVESTMENT PROPERTY

Purchase

| PROPERTY TYPE | LTV | CLTV/HCLTV | FICO | UNDW OPTIONS |
|----------------------------|-----|------------|------|--------------|
| 1 unit (SFR, Condos, PUDs) | 80 | 85 | 640 | DU |
| 2-4 unit | 75 | 75 | 640 | DU |

Rate/Term Refinance

| | | | | |
|------------------------------|----|----|-----|----|
| 1-4 unit (SFR, Condos, PUDs) | 75 | 75 | 640 | DU |
|------------------------------|----|----|-----|----|

Cash Out Refinance

| | | | | |
|----------------------------|----|----|-----|----|
| 1 unit (SFR, Condos, PUDs) | 75 | 75 | 640 | DU |
| 2-4 unit | 70 | 70 | 640 | DU |

| | CAPS | MARGIN | INDEX | FLOOR |
|----------------|-------|--------|------------|--------|
| 3/1 | 2/2/6 | 2.25 | 1 YR LIBOR | margin |
| 5/1, 7/1, 10/1 | 5/2/5 | 2.25 | 1 YR LIBOR | margin |

NOTE: LTV's greater than 80% are subject to MI approval and guidelines with regard to maximum LTV for property types, FICO score and minimum trade line requirements.

- 3/1 and 5/1 LIBOR ARM and will [qualify at 2% above Note Rate](#)
- 7/1 and 10/1 ARMS and will qualify at Note Rate.

Conforming Loan Amounts FHLMC LP ONLY FIXED RATE and LIBOR ARM

(3/1, 5/1, 7/1, 10/1)

PRIMARY RESIDENCE

Purchase & Rate/Term Refinance

| PROPERTY TYPE | LTV | CLTV/HCLTV | FICO | UNDW OPTIONS |
|----------------------------|-----|------------|------|--------------|
| 1 unit (SFR, Condos, PUDs) | 95 | 95 | 640 | LP |
| 2-4 unit | 80 | 80 | 640 | LP |
| Cash Out Refinance | | | | |
| 1 unit (SFR, Condos, PUDs) | 80 | 80 | 640 | LP |
| 2-4 unit | 75 | 75 | 640 | LP |

SECOND HOME

Purchase & Rate/Term Refinance

| PROPERTY TYPE | LTV | CLTV/HCLTV | FICO | UNDW OPTIONS |
|----------------------------|-----|------------|------|--------------|
| 1 unit (SFR, Condos, PUDs) | 85 | 85 | 640 | LP |
| Cash Out Refinance | | | | |
| 1 unit (SFR, Condos, PUDs) | 75 | 75 | 640 | LP |

INVESTMENT PROPERTY

Purchase

| PROPERTY TYPE | LTV | CLTV/HCLTV | FICO | UNDW OPTIONS |
|----------------------------|-----|------------|------|--------------|
| 1 unit (SFR, Condos, PUDs) | 80 | 85 | 640 | LP |
| 2-4 unit | 75 | 75 | 640 | LP |

Rate/Term Refinance

| | | | | |
|----------------------------|----|----|-----|----|
| 1 unit (SFR, Condos, PUDs) | 75 | 75 | 640 | LP |
| 2-4 unit | 75 | 75 | 640 | LP |

Cash Out Refinance

| | | | | |
|----------------------------|----|----|-----|----|
| 1 unit (SFR, Condos, PUDs) | 75 | 75 | 640 | LP |
| 2-4 unit | 70 | 70 | 640 | LP |

LP Overlays Primary Residence Purchase & Rate/Term Refinance:

LTV is limited to 95% without secondary financing & 90% with secondary financing with a max CLTV of 95% with or without secondary financing.

Max LTV is 80% without secondary financing, max LTV with secondary is 75% financing. Max CLTV is 80% with or without secondary financing.

LP Overlays Owner Occupied Cash Out Refinances:

LP Overlay: Max LTV without secondary financing is 80%, max LTV with secondary financing is 75%. Max CLTV with or without secondary financing is 80%.

LP Overlay: Max LTV without secondary financing is 75%, max LTV with secondary Financing is 70%, Max CLTV with our without secondary financing is 75%.

| | CAPS | MARGIN | INDEX | FLOOR |
|----------------|-------|--------|------------|--------|
| 3/1 | 2/2/6 | 2.25 | 1 YR LIBOR | margin |
| 5/1, 7/1, 10/1 | 5/2/5 | 2.25 | 1 YR LIBOR | margin |

NOTE: LTV's greater than 80% are subject to MI approval and guidelines with regard to maximum LTV for property types, FICO score and minimum trade line requirements.

- 3/1 and 5/1 LIBOR ARM and will qualify at 2% above Note Rate
- 7/1 and 10/1 ARMS and will qualify at Note Rate