



Freddie Mac Conforming and High Balance

| Agency | Freddie Mac - LP Approval | | | Freddie Mac - LP Approval | | |
|--|--|---|------------------|-----------------------------------|-------------|------------------|
| Finance Type | Purchase and Rate/Term Refinances | | | Cash Out Refinances | | |
| Occupancy | Owner Occupied | | | Owner Occupied | | |
| Term | Fixed Rate and Fixed Period ARM's | | | Fixed Rate and Fixed Period ARM's | | |
| | Property Type | LTV/CLTV | Min Credit Score | Property Type | LTV/CLTV | Min Credit Score |
| | 1 Unit | FRM/ARM 95% | 620 LP Accept | 1 Unit | FRM/ARM 80% | 620 LP Accept |
| | 2 Unit | FRM/ARM 85% | 620 LP Accept | 2-4 Unit | FRM/ARM 75% | 620 LP Accept |
| | 3 - 4 Unit | FRM/ARM 80% | 620 LP Accept | | | |
| | Second Home | | | Second Home | | |
| | Fixed Rate and Fixed Period ARM's | | | Fixed Rate and Fixed Period ARM's | | |
| | Property Type | LTV/CLTV | Min Credit Score | Property Type | LTV/CLTV | Min Credit Score |
| | 1 Unit - Purchase and Rate/Term Refi | FRM/ARM 90% | 620 LP Accept | 1 Unit | FRM/ARM 75% | 620 LP Accept |
| | Investment Property | | | Investment Property | | |
| | Fixed Rate and Fixed Period ARM's | | | Fixed Rate and Fixed Period ARM's | | |
| | Property Type | LTV/CLTV | Min Credit Score | Property Type | LTV/CLTV | Min Credit Score |
| | 1 Unit - Purchase and Rate/Term Refi | FRM/ARM 85% | 620 LP Accept | 1 Unit | FRM/ARM 75% | 620 LP Accept |
| | 2-4 Unit - Purchase and Rate/Term Refi | FRM/ARM 75% | 620 LP Accept | 2-4 Unit | FRM/ARM 70% | 620 LP Accept |
| | Maximum Loan Amounts | http://www.freddiemac.com/singlefamily/news/2018/1127_loan_limits.html | | | | |
| Agency | Freddie Mac | | | | | |
| Ability To Repay and Qualified Mortgage Rule | <ul style="list-style-type: none"> For loans subject to the ATR/QM rule, iApprove Lending will only purchase loans that comply with the ATR/QM requirements. - Note: Investment properties which are for business purposes (<i>borrower does not intend to occupy for greater than 14 days in the year</i>) are exempt from ATR/QM; however, such loans must meet agency eligibility requirements and are subject to the applicable points and fees threshold. Clear itemization of fees and application of all credits that indicate paid by/to will be required on all loans. | | | | | |