

Primary Residence		
Purchase & No Cash-Out Refinance ¹		
Property Type	Max LTV/TLTV	Min Credit Score
1 Unit	97%	Per LPA

Footnotes

¹ No Cash Out Refinance

- LTV and/or HTLTV > 95%: Loan being refinanced must be owned or securitized by Freddie Mac
- TLTV ratios > 95% and secondary financing is **NOT** an existing Affordable Second: the Mortgage being refinanced must be owned or securitized by Freddie Mac
- TLTV ratios > 95% and secondary financing is an existing Affordable Second: the Mortgage being refinanced does not have to be owned or securitized by Freddie Mac [Freddie Mac Loan Lookup Tool](#)

<p>COVID-19 Temporary Process Effective 03/23/20</p>	<p>Refer to Fannie Mae and Freddie Mac Temporary Guideline Relief Bulletin for additional guidance.</p> <p>Employed Borrowers: 10-Day Pre-Closing Verbal Verification of Employment (VVOE) Due to COVID-19, there may be difficulty in obtaining the VVOE due to disruption to operations of the borrower's employer. An attempt to obtain the VVOE in accordance with existing requirements must be made. The following alternatives are allowed if a VVOE cannot be obtained:</p> <ul style="list-style-type: none"> Written VOE <ul style="list-style-type: none"> Email must originate from the employer's email address/ domain (e.g. @loanDepot.com) Name and title of individual verifying the borrower's current employment status YTD Paystub from the pay period that immediately precedes the note date Bank statements evidencing the payroll deposit from the pay period that immediately precedes the note date <p>Note: If employment has been validated by the Desktop Underwriter (DU) validation service, the validation will remain eligible for representation and warranty relief on employment provided the lender complies with the "close by" date in the DU message. Otherwise, the guidance provided above applies.</p>																					
	<p>Self-employed borrowers: Continuity of Income Given the current economic climate associated with COVID-19 and its impact on employment and income, LDW must apply additional due diligence to ensure the most recent information is obtained. LDW must ensure that any disruption to borrowers' employment (or self-employment) and/or income due to COVID-19 is not expected to negatively impact their ability to repay the loan.</p> <p>The health of the business should be constantly checked throughout the full loan process. Recommendation is to validate the borrower's business is operational at each phase of the process from application to closing.</p>																					
	<p>Appraisal Due to COVID-19, appraisal inspection and reporting requirements have been revised. The following table provides appraisal requirements based on mortgage purpose, loan-to-value (LTV) ratio, occupancy type and mortgage ownership:</p> <p>Note: These flexibilities are not permitted for new construction properties.</p>																					
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<p>Ineligible Transactions</p> <ul style="list-style-type: none"> Down Payment Assistance Options Second Homes and Investment Properties ARMs Super Conforming Limits 																						
<p>Geographic Restrictions</p> <p>Hawaii</p> <ul style="list-style-type: none"> Properties in Lava Zones 1 and 2 not permitted (verify the appraisal to confirm if property may be in a lava zone) 																						



Minimum Loan Amount	Conforming				
	<ul style="list-style-type: none"> LDW - \$60,000 				
Debt-To-Income (DTI)	<ul style="list-style-type: none"> Per LPA 				
AUS Requirements	<ul style="list-style-type: none"> LPA Eligible/Accept 				
Documentation	<ul style="list-style-type: none"> Per LPA 				
Qualifying Ratios	Fixed Rate				
	Qualify at the Note Rate				
Income/Employment	The following is general guidance and subject to LPA approval. Subject to additional documentation at the underwriter's discretion.				
	<ul style="list-style-type: none"> Two year employment history must be verified Explanation for any gaps of employment of 30 days or more is required 				
	Salaried Borrowers				
	<ul style="list-style-type: none"> Current paystub dated within 120 days from the Note date W2s per LPA 				
	Self-Employed Borrower				
	<ul style="list-style-type: none"> Business in existence for at least two years (as stated on application) Personal signed individual tax returns, including all pages and schedules per LPA Corporate or partnership signed tax returns, including all pages and schedules per LPA Profit and loss generally not required 				
	Rental Income				
	<ul style="list-style-type: none"> Rental income from subject permitted only for borrower with a disability when rental income is from a live-in aide: <ul style="list-style-type: none"> May be considered in an amount up to 30% of the total gross income used to qualify Borrower must have received rental payments for the past 12 months on a regular basis, and The live-in aide plans to continue to reside with the borrower for the foreseeable future Refer to Selling Guide Section 5306.1 for additional requirements 				
Asset Documentation	<ul style="list-style-type: none"> Per LPA 				
Reserves	<ul style="list-style-type: none"> Per LPA 				
Borrower Eligibility	Eligible¹		Ineligible		
	<ul style="list-style-type: none"> U.S. Citizens Permanent Resident Non-Permanent Residents Inter Vivos Revocable Trusts 		<ul style="list-style-type: none"> Non-occupant borrower 		
¹ At least one borrower must be a first-time homebuyer for purchase transaction					
Property Types	Eligible		Ineligible		
	<ul style="list-style-type: none"> SFR/PUD (detached/attached) Condo (low/high rise) Earth homes, geodesic domes, and log homes¹ 		<ul style="list-style-type: none"> Agricultural/Income producing properties Manufactured home Non-Warrantable Condo/Condotel 2-4 Units Co-ops 		
¹ Non-traditional housing types are eligible when adequate comparable information exist for the appraiser to develop a reliable opinion of value including comparable sales that are most similar to the subject property					
Properties Listed for Sale	<ul style="list-style-type: none"> No Cash-Out Refinance transactions: Property must be taken off the market on or before the disbursement date and the borrower must confirm their intent to occupy the subject property (primary residence refinance transaction only) 				
Homeownership Education	<ul style="list-style-type: none"> When all borrowers are first-time homebuyers, at least one borrower must participate in homeownership education (Purchase transactions only) <ul style="list-style-type: none"> Refer 5103.6 for homeownership education requirements 				
Mortgage Insurance	Standard – Required MI Coverage¹				
	Loan Term	LTV			
		80.01-85.00%	85.01-90.00%	90.01-95.00%	95.01-97.00%
	25 and 30 Year	12%	25%	30%	35%
10, 15, and 20 Year	6%	12%	25%	35%	
¹ LPMI is not available					
Credit	Mortgage/Rental History				
	<ul style="list-style-type: none"> Per LPA <ul style="list-style-type: none"> 60 day or more delinquencies reported within the 12 months prior to the credit report date not acceptable 				
	Installment/ Revolving				
<ul style="list-style-type: none"> Per LPA 					



Foreclosure, Bankruptcy, Deed-in-Lieu, Short Sale, Repossession, or Loan Modification													
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Net Tangible Benefit	<ul style="list-style-type: none"> Net Tangible Benefit Requirements – All refinance transactions must meet the more restrictive of loanDepot Net Tangible Benefit Policy or agency/program Net Tangible Benefits Requirements. 												

	Product Description	Terms
Fixed Rate	10 Year Fixed	Fully Amortizing 10 Years
	15 Year Fixed	Fully Amortizing 15 Years
	20 Year Fixed	Fully Amortizing 20 Years
	25 Year Fixed	Fully Amortizing 25 Years
	30 Year Fixed	Fully Amortizing 30 Years

