

Refinance Transaction			
Property Type	Occupancy ¹	Minimum Credit Score ³	Maximum LTV/CLTV ²
1-4 Units	Principal Residence	580	N/A
1 Units	Second Home (HUD Approved)	620	
1-4 Units	Investment Property	620	
Footnotes			
¹ Occupancy	<ul style="list-style-type: none"> Second Home must be HUD approved; Second Home and investment property are only eligible for non-credit qualifying streamline with fixed rate 		
² Subordinate Financing	<ul style="list-style-type: none"> Existing subordinated financing must be re-subordinated New subordinate financing permitted only when the proceeds are used to: <ul style="list-style-type: none"> Reduce the principal amount of the existing mortgage or Finance the origination fees, discount points or other associated costs 		
³ Minimum Credit Score Requirements	<ul style="list-style-type: none"> All non loanDepot to loanDepot require the following: <ul style="list-style-type: none"> Minimum 680 credit score Maximum 90% LTV AVM (HVE) required 		

Temporary Guidance Due to COVID-19	
<ul style="list-style-type: none"> Refer to COVID-19 Communications for additional guidance <p>Applies when VVOE is required</p> <ul style="list-style-type: none"> FHA Re-Verification of Employment for loans that close on or before October 31, 2020 <ul style="list-style-type: none"> Re-verification of employment is not required provided loanDepot is not aware of any loss of employment by the borrower, and All transactions require one of the following: <ul style="list-style-type: none"> YTD paystub or direct electronic verification of income for the pay period immediately preceding the note date, or Bank statement showing the direct deposit from the employer for the pay period immediately preceding the note date <p>Applies to Credit Qualifying Streamlines</p> <ul style="list-style-type: none"> Self-Employment Verification for loans with case numbers assigned on or after August 12, 2020 through November 30, 2020: <ul style="list-style-type: none"> Evidence of current work (signed contracts/invoices to show the business is operating on the day of the verification) Current business receipts within 10 days of the Note (payment for services performed) Business website demonstrating activity to support current operations (timely appointments for estimates/services can be scheduled) Lender certification the business is open and operating (confirmed through phone call or other means) Rental Income for loans with case numbers assigned on or after August 12, 2020 through November 30, 2020: <ul style="list-style-type: none"> Reduction of the effective rental income by 25%, or Verify 6 months PITI reserves, or Obtain previous 2 months bank statements to evidence the rental payments were received (applies if there is a history of rental income for the property) 	

Mortgage Insurance Premiums ¹					
Upfront Mortgage Insurance Premium (UFMIP)					
<ul style="list-style-type: none"> The UFMIP is 1.75% of the base loan amount for all refinance of loans endorsed by FHA after May 31, 2009 The UFMIP must be 100% financed into the mortgage or paid entirely by cash; partial financing is not allowed The LTV is calculated using the base loan amount prior to financing UFMIP and the value stated on the Refinance Authorization Pricing is determined using the Note loan amount (base loan amount + UFMIP) 					
Annual Mortgage Insurance Premium (MIP) for loans Endorsed after 5/31/2009					
> 15-Year Term Base Loan Amount ≤ \$625,500			≤ 15-Year term Base Loan Amount ≤ \$625,500		
LTV	Annual MIP (%)	Duration	LTV	Annual MIP (%)	Duration
≤ 90.00%	0.80	11 Years	≤ 90.00%	0.45	11 Years
> 90.00% ≤ 95.00%	0.80	Mortgage Term	> 90.00%	0.70	Mortgage Term
> 95.00%	0.85	Mortgage Term			
> 15-Year term Base Loan Amount > \$625,500			≤ 15-Year term Base Loan Amount > \$625,500		
LTV	Annual MIP (%)	Duration	LTV	Annual MIP (%)	Duration
≤ 90.00%	1.00	11 Years	≤ 78.00%	0.45	11 Years
> 90.00% ≤ 95.00%	1.00	Mortgage Term	> 78.00% ≤ 90.00%	0.70	11 Years
> 95.00%	1.05	Mortgage Term	> 90.00%	0.95	Mortgage Term
Footnote					
¹ Mortgage Insurance Premium	<p>For streamline refinance of loans endorsed by FHA on or before May 31, 2009</p> <ul style="list-style-type: none"> The UFMIP is 0.010% of the base loan amount The MIP is 0.55% regardless of the loan amount Duration of the MIP is: <ul style="list-style-type: none"> ≤ 90% LTV is 11 Years >90% LTV is Mortgage Term 				
Loan Limits	Loan limits do not apply to FHA Streamlines				



FHA Lending Resource	<p>All loans must be underwritten to the standards contained within this matrix and the loanDepot FHA Lending Guide.</p> <ul style="list-style-type: none"> Any guidance published on this matrix supersedes any guidance referenced within the Wholesale Underwriting Guidelines If guidance is not provided on this matrix or within the Wholesale Underwriting Guidelines, refer to the FHA Handbook 4000.1 	
Ineligible Transactions	<ul style="list-style-type: none"> Temporary interest rate buydowns Energy Efficient Mortgages (EEM) Multiple loanDepot loans: Maximum 2 loans for one borrower active at one time 	
Geographical Restrictions	<ul style="list-style-type: none"> Hawaii <ul style="list-style-type: none"> Properties in Lava Zones 1 and 2 not permitted Hawaiian Homelands not permitted Texas: Texas50(a)(6) not permitted 	
Minimum Loan Amount	<ul style="list-style-type: none"> \$60,000 	
Debt-To-Income (DTI)	<ul style="list-style-type: none"> Not applicable on non-credit qualifying; Credit qualifying streamline follow Manual Underwriting of Borrower requirements; Including non-borrowing spouse debt in community property states 	
AUS Requirements	<ul style="list-style-type: none"> Manual underwriting is required; use of AUS is not allowed 	
Documentation	<ul style="list-style-type: none"> All borrowers must have a valid Social Security number All borrowers must meet the credit score requirement A fully executed IRS Form 4506-T is required for each borrower on the loan. Refer to IRS Form 4506-T and Tax Transcripts Policy 	
Qualifying Rate	<ul style="list-style-type: none"> Fixed & ARM: Qualify at the Note Rate 	
Appraisal	<ul style="list-style-type: none"> No appraisal required Receipt or possession of an appraisal does not affect the eligibility or maximum loan amount 	
Income/Employment	<ul style="list-style-type: none"> Non-credit qualifying streamline does not require income documentation; No income required to be entered on 1003 Credit qualifying streamline requires standard income documentation <ul style="list-style-type: none"> Self-employed: Maximum 1 business owned 	
Asset Documentation	<ul style="list-style-type: none"> Non-credit qualifying verify funds to close in excess of the total mortgage payment For any required assets refer to loanDepot FHA Lending Guide Assets 	
Reserve Requirement	<ul style="list-style-type: none"> Non-credit qualifying reserves not required Credit qualifying requires a minimum 1 month reserves; 3-4 unit property require a minimum 3 months reserves 	
Borrower Eligibility	<ul style="list-style-type: none"> Copy of the current note required to document current borrowers Non-credit qualifying streamline: <ul style="list-style-type: none"> All borrowers on the current loan must remain on the new loan except in cases of divorce, legal separation or death if: <ul style="list-style-type: none"> The divorce decree or legal separation agreement awarded the property and mortgage to the remaining borrower and The borrower can document they have made all mortgage payments for a minimum of 6 months prior to the case assignment from his/her own funds Credit qualifying streamline requires at least one borrower on the current loan remain on the new loan <p>Note: Borrower can be added to loan subject to the above requirements</p>	
Property Types	Eligible	Ineligible
	<ul style="list-style-type: none"> SFR/PUD (detached/attached) Condo (low/high rise)¹ Modular home 2-unit properties 3-4 unit properties² 	<ul style="list-style-type: none"> Co-op Properties Agricultural/Income producing properties Manufactured housing Native American Housing Section 184
	<p>¹ Current project approval is not required for Streamline with no appraisal ² Refer to the FHA Handbook 4000.1 for 3-4 unit property reserves and self-sufficiency rental income eligibility for credit qualifying only</p>	
Credit	Subject Mortgage	
	<ul style="list-style-type: none"> All payments for all mortgages on the subject property to have been made in the month due for the six months prior to the case assignment and have no more than one 30 day late payment for the prior six months on all mortgages secured by the subject All payments on all mortgages must be made in the month due prior to mortgage disbursement 	
	Non Subject Mortgage Credit	
	<ul style="list-style-type: none"> Credit Alert Interactive Voice Response System (CAIVRS) is required (overlay) HUD Limited Denial of Participation (LDP) clearance required Excluded Parties List System - System for Award Management (SAM) clearance required Non-credit qualifying streamline does not require review of consumer credit Credit qualifying streamline follow Manual Underwriting of Borrower requirements Judgments on title must be paid/released 	
FHA / GNMA Seasoning Requirements	<p>FHA seasoning requirements are based on the date of the FHA case assignment:</p> <ul style="list-style-type: none"> The borrower must have made at least six payments on the current loan At least six full months have passed since the first payment due date, and At least 210 days have passed since the closing date of the current loan If the borrower assumed the FHA mortgage, they have made a minimum of six payments since the date of the assumption 	



	<p>Ginnie Mae seasoning requirements also apply</p> <ul style="list-style-type: none"> Borrower must have made at least six consecutive monthly payments on the initial loan, and The first payment due date of the new loan occurs no earlier than 210 days after the first payment due date of the initial loan <p>Note: Monthly payments cannot be prepaid to meet six consecutive payments requirement</p>											
Occupancy Documentation	<ul style="list-style-type: none"> Occupancy must be documented by obtaining current employment documentation or utility bills to support the borrower currently occupies the property Documentation of HUD approval as second home or Loan must be processed as an investment property if neither of the preceding items are met 											
Maximum Loan Amount	<ul style="list-style-type: none"> For primary residence and HUD approved second home the maximum base loan amount (without UFMIP) is: <ul style="list-style-type: none"> The lesser of: <ul style="list-style-type: none"> The outstanding principal balance of the existing mortgage plus <ul style="list-style-type: none"> Interest due on the existing mortgage and MIP due on the existing mortgage OR The original balance of the existing loan Less any UFMIP refund For investment property the maximum base loan amount (without UFMIP) is: <ul style="list-style-type: none"> The lesser of: <ul style="list-style-type: none"> The outstanding principal balance of the existing mortgage or The original principal balance of the existing mortgage Less any UFMIP refund <p>Note: The financed UFMIP is added to the base loan amount above to determine the total loan amount</p>											
Cash Back Eligibility	<ul style="list-style-type: none"> Cash back is not permitted; Amounts ≤ \$500 is allowed when due to minor adjustments at closing Cash to borrower from refund of unused escrow balance on previous mortgage is not considered in the cash back limit 											
Maximum Term	<ul style="list-style-type: none"> Maximum allowed amortization term of a Streamline Refinance is the lesser of: <ul style="list-style-type: none"> The remaining amortization period of the existing mortgage plus 12 years or 30 years 											
Net Tangible Benefit (NTB)	<ul style="list-style-type: none"> NTB is required on all Streamline Refinances, and can be reduced combined rate, change from ARM to fixed rate and/or reduced term that results in a financial benefit to the borrower Reduction in combined rate or change from ARM to fixed rate with no reduction in term must meet one of the following options <ul style="list-style-type: none"> Combined rate is the current interest rate plus the MIP rate <table border="1" data-bbox="423 1058 1442 1226"> <thead> <tr> <th rowspan="2">From</th> <th colspan="2">To</th> </tr> <tr> <th>Fixed Rate</th> <th>Hybrid ARM</th> </tr> </thead> <tbody> <tr> <td>Fixed Rate</td> <td>At least 0.5% below the prior combined rate</td> <td>At least 2.0% below the prior combined rate</td> </tr> <tr> <td>ARM Loan</td> <td>No more than 2.0% above the prior combined rate</td> <td>At least 1.0% below the prior combined rate</td> </tr> </tbody> </table> Reduction in term must meet all of the following: <ul style="list-style-type: none"> Remaining amortization period of the existing mortgage is reduced Combined principal, interest(P&I) and MIP payment of the new mortgage does not exceed the current P&I and MIP payment by more than \$50; and One of the following: <ul style="list-style-type: none"> Fixed rate to fixed rate the new combined rate is less than the previous combined rate ARM to fixed rate, the new combined rate is no more than 2% above the previous combined rate Case numbers assigned on or before 9/9/19 only: the new rate may not exceed the existing rate 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 	From	To		Fixed Rate	Hybrid ARM	Fixed Rate	At least 0.5% below the prior combined rate	At least 2.0% below the prior combined rate	ARM Loan	No more than 2.0% above the prior combined rate	At least 1.0% below the prior combined rate
From	To											
	Fixed Rate	Hybrid ARM										
Fixed Rate	At least 0.5% below the prior combined rate	At least 2.0% below the prior combined rate										
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Overlay Matrix	<ul style="list-style-type: none"> Refer to the Overlays Matrix for additional restrictions 											

FHA - Eligible Terms & Plan Numbers								
Fixed	Conforming				High Balance			
	Description / Term				Description / Term			
	10 Year				10 Year			
	15 Year				15 Year			
	20 Year				20 Year			
	25 Year				25 Year			
30 Year				30 Year				
ARM	Conforming				High Balance			
	Description	Index	Caps	Margin	Description	Index	Caps	Margin
	5/1	1YR -CMT	1/1/5	1.75	5/1	1YR-CMT	1/1/5	1.75

