

Primary Residence

Purchase

Property Type	Maximum Base Loan Amount	Minimum Credit Score ¹	Max LTV/CLTV ¹
1-4 Units	Standard (non HI): ≤ Conforming Loan Limits (HI): ≤ Conforming Loan Limits	680	100%
	High Balance (non HI): \$1 > Conforming Loan Limits - \$1,000,000 (HI): \$1 > Conforming Loan Limits - \$1,000,000	680	
1 Unit	Super Max \$1,000,001 - \$2,000,000	680	

Cash-Out Refinance

Property Type	Maximum Base Loan Amount	Minimum Credit Score ¹	Max LTV/CLTV ¹
1-4 Units	Standard (non HI): ≤ Conforming Loan Limits (HI): ≤ Conforming Loan Limits	660	90%
	High Balance (non HI): \$1 > Conforming Loan Limits - \$1,000,000 (HI): \$1 > Conforming Loan Limits - \$1,000,000	660	
1 Unit	Super Max \$1,000,001 - \$2,000,000	660	

Footnotes

	Purchase & Type I Cash-Out		Type II Cash-Out
	620-679	≥680	≥660
¹ Minimum Credit Score Restrictions	<ul style="list-style-type: none"> Maximum 90% LTV Maximum 50% DTI w/AUS Approval Ineligible for manual underwrite 	<ul style="list-style-type: none"> AUS Approval requires: <ul style="list-style-type: none"> Maximum 100% LTV Maximum 50% DTI Manual Underwrite requires: <ul style="list-style-type: none"> Maximum 90% LTV Maximum 41% DTI Compensating factors are not allowed to offset credit score or DTI restrictions 	<ul style="list-style-type: none"> Maximum 45% DTI w/AUS Approval Ineligible for manual underwrite

Funding Fee Table - Effective 1/1/2020

Type of Loan	Down Payment	% for First Time Use	% for Subsequent Use ¹
Purchase and Construction	None	2.30%	3.60%
	5%, but less than 10%	1.65%	1.65%
	10% or more	1.40%	1.40%
Cash-Out Refinance	N/A	2.30%	3.60%

¹The subsequent use fee does not apply if the veteran's only prior use of entitlement was for a manufactured home loan.

- All VA loans require a VA funding fee unless the veteran is exempt from paying the funding fee. Exempt status includes veterans with service-connected disabilities, surviving spouses of veterans who died in service or from service-connected disabilities as well as other exemptions determined by the VA. The exempt status is reflected on the Certificate of Eligibility.
- All or part of the funding fee may be paid in cash at loan closing or may be fully or partially financed in the loan amount.

Entitlement/Guaranty	Loan Amount	Maximum Potential Guaranty
	Less than/Equal to \$45,000	50% of the loan amount
	\$45,001 - \$56,250	\$22,500
	\$56,251 - \$144,000	40% of the loan amount or maximum \$36,000
	≥ \$144,001	25% of the loan amount
<ul style="list-style-type: none"> In cases where a surviving spouse is also a veteran, entitlement for the surviving spouse must be used (not the entitlement for the deceased veteran/spouse). Note: While a Veteran may use the VA Home Loan Guaranty benefit to acquire a property up to 4 units in size, VA's maximum guaranty amount will be based on the 1-unit (single family residence) limit allowed for the subject property's county. Partial Entitlement for loan amounts ≥ \$144,001: the maximum amount of guaranty may not exceed the lesser of 25% of the <i>Loan Amount</i> OR <i>Freddie Mac Conforming Loan Limit</i>. Entitlement/Guaranty on Joint Loans: <ul style="list-style-type: none"> Guaranty is limited to that portion of the loan allocable to the veteran's interest in the property. 		



VA Lending Resources	<ul style="list-style-type: none"> All loans must be underwritten to the standards contained within this matrix and VA Underwriting Guidelines. Any guidance published on this matrix supersedes any guidance referenced within the VA Underwriting Guidelines. If guidance is not provided on this matrix, please refer to the VA Lenders Handbook, VA Circulars and VA Loan Limits.
Ineligible Transactions	<ul style="list-style-type: none"> VA Renovation Loans Energy Efficient Mortgage Bonds and Down Payment Assistance (DPA) Non-Traditional Credit Hawaiian Home Land Transactions
Geographic Restrictions	<ul style="list-style-type: none"> Texas 50(a)(6) loans not permitted. Hawaii Lava Zones 1 and 2 are ineligible.
Max Cash-Out	<ul style="list-style-type: none"> No limit to cash out amount.
Minimum Loan Amount	<ul style="list-style-type: none"> \$60,000
Debt-To-Income (DTI)	<ul style="list-style-type: none"> Refer to Minimum Credit Score Restrictions above AUS: Approve / Accept: per AUS, provided VA Residual Income requirements are also met. AUS: Refer / Eligible: Manual underwrite is required.
AUS Requirements	<ul style="list-style-type: none"> All loans must be submitted through AUS. Manual underwriting is allowed.
Documentation	<ul style="list-style-type: none"> Per AUS or manual underwriting requirements. All borrowers must have a valid social security number. All borrowers must have at least one valid credit score and meet the minimum credit score requirement regardless of AUS. A fully executed IRS Form 4506-T is required for each borrower on the loan. Refer to Tax Transcripts and IRS Form 4506-T Policy.
Qualifying Ratios	<ul style="list-style-type: none"> Fixed & ARM: Qualify at the Note Rate.
Appraisal	<ul style="list-style-type: none"> Appraisals are ordered through VA and must be completed by a VA appraiser. NOV is valid for 6 months and must be issued at the value reflected on the appraisal report. Must meet VA's Minimum Property Requirements (MPRs).
Income/Employment	<ul style="list-style-type: none"> The following is general guidance and subject to AUS approval. Additional documentation may be required. Income documents may be subject to additional document requests at the underwriter's discretion.
	Salaried Borrowers
	<ul style="list-style-type: none"> A current paystub dated within 120 days from the Note date; and A verbal VOE must be obtained no more than 10 calendar days prior to loan closing, or LES allowed in lieu of VOE if borrower is on active duty; and W-2's: Per AUS or document most recent 2 years.
	Rental Income
	<ul style="list-style-type: none"> Refer to Rental Income. Individual income tax returns, signed and dated, plus all applicable schedules for the previous 2 years, which show rental income generated by the property. If there is little or no prior rental history on the property: <ul style="list-style-type: none"> Document the borrower's prior experience managing rental units or other background involving both property maintenance and rental, Any leases on the property, and The strength of the local rental market.
	Self-Employed Borrower
	<ul style="list-style-type: none"> Business must have been in existence for at least two years (as stated on application). Verify the existence of the borrower's business within 30 calendar days prior to the note date.
	Personal Tax Returns
	<ul style="list-style-type: none"> Complete signed individual tax returns covering the most recent 2 years including all W-2 forms and schedules.
	Business Tax Returns
<ul style="list-style-type: none"> Complete signed corporate or partnership tax returns covering the most recent 2 years, including all schedules. However, this requirement may be waived on AUS Accept / Approved loans when the borrower has been self-employed for at least five years, income has increased over the last two years and the borrower is using his/her own funds for down payment and closing costs. 	
Profit & Loss (P&L) Statements	
<ul style="list-style-type: none"> Follow AUS approval. YTD P&L Statement and current Balance Sheet for manually underwritten loans are required when the origination date is ≥ 7 months from the business' fiscal year end for which the most recent tax returns provided. 	



	<p>Collections</p> <ul style="list-style-type: none"> Borrowers with a history of collections must have a current satisfactory credit history for at least 12 months. Payoff of non-isolated collections are at underwriter's discretion. 																					
	<p>Charge-offs</p> <ul style="list-style-type: none"> Written explanation required from borrower. Must have re-established credit. Minimum 12 months. Underwriter's discretion to determine creditworthiness. 																					
	<p>Judgments</p> <ul style="list-style-type: none"> Written explanation required from borrower. Must be paid in full or evidence of an established repayment plan with a history of timely payments. 																					
	<p>¹ If a foreclosure, deed in lieu, pre-foreclosure or short sale process is in conjunction with a bankruptcy, use the latest date of either the discharge of the bankruptcy or transfer of title for the home to establish the beginning date of re-established credit.</p> <p>² Ensure that the veteran's Certificate of Eligibility reflects sufficient entitlement for the subject transaction and if federal debt is owed it must be resolved.</p>																					
Cash-Out	<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. VA considers all non-IRRRL (Interest Rate Reduction Refinance Loan - see the IRRRL Program Matrix) refinances as "cash-out" refinances, regardless of whether or not the borrower receives cash at closing. Refinance transactions must pay off a lien secured by the subject property (i.e., mortgages, tax liens, judgment liens, etc.). A refinance of a free and clear property is not allowed. Refinance of installment land sale contracts: <ul style="list-style-type: none"> No cash back to the borrower. Maximum guaranty is \$36,000. VA Cash-Out refinances are: <ul style="list-style-type: none"> Type I - new loan amount does not exceed the existing loan payoff, OR Type II - new loan amount is greater than the existing loan payoff. <p>NOTE: VA Cash-Out Refinance Net Tangible Benefit Disclosure and Certification must be signed/acknowledged at initial (within 3 days of application) and final. Follow business operational process:</p> <ul style="list-style-type: none"> Initial – veteran's signature is required prior to final approval. Final – veteran's signature required with closing documents. <p style="text-align: center;">TYPE I / TYPE II Requirements Summary Table¹</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="background-color: #d9ead3;">Requirement</th> <th style="background-color: #d9ead3;">TYPE I (Loan ≤ Payoff)</th> <th style="background-color: #d9ead3;">TYPE II (Loan > Payoff)</th> </tr> </thead> <tbody> <tr> <td>LTV Cannot Exceed 100% (Including Funding Fee)²</td> <td style="text-align: center;">✓</td> <td></td> </tr> <tr> <td>LTV Cannot Exceed 90% (Including Funding Fee)</td> <td></td> <td style="text-align: center;">✓</td> </tr> <tr> <td>Net Tangible Benefit Test (Eight Options)</td> <td style="text-align: center;">✓</td> <td style="text-align: center;">✓</td> </tr> <tr> <td>Loan Seasoning (210 Days and 6 Payments)³</td> <td colspan="2" style="text-align: center;">See Ginnie Mae Refinance Seasoning Requirements</td> </tr> <tr> <td>Maximum 36-month Fee Recoupment</td> <td style="text-align: center;">✓</td> <td></td> </tr> <tr> <td>Interest Rate/Discount Points Requirements</td> <td style="text-align: center;">✓</td> <td></td> </tr> </tbody> </table> <p>¹Refer to VA Cash-out Policy for complete details.</p> <p>²Limited to non-VA first liens only. Refer to the VA IRRRL program for VA-to-VA first liens.</p> <p>³Loan seasoned less than or equal to 12 months from the date of closing, obtain a payment history/ledger from the servicing lender and/or credit bureau supplement documenting all payments were made within that timeframe.</p>	Requirement	TYPE I (Loan ≤ Payoff)	TYPE II (Loan > Payoff)	LTV Cannot Exceed 100% (Including Funding Fee) ²	✓		LTV Cannot Exceed 90% (Including Funding Fee)		✓	Net Tangible Benefit Test (Eight Options)	✓	✓	Loan Seasoning (210 Days and 6 Payments) ³	See Ginnie Mae Refinance Seasoning Requirements		Maximum 36-month Fee Recoupment	✓		Interest Rate/Discount Points Requirements	✓	
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Ginnie Mae / VA Refinance Seasoning Requirements	<ul style="list-style-type: none"> Seasoning requirement applies when current loan that is being paid off is a government and/or non-government lien(s). Except for loans refinancing: <ul style="list-style-type: none"> Non-mortgage debts, Mortgages without scheduled monthly payments (i.e. reverse mortgages), or Permanent financing construction loans with less than 6 monthly payments required per the loan note. The new Note date of the refinance loan must be on or after the later of: <ul style="list-style-type: none"> The date on which the borrower has made 6 full monthly payments on the loan being refinanced, and; 210 days after the verified first payment due date (GNMA) or first payment made date whichever is later. <p>Note: Advance/ prepaid payments to meet the 6 scheduled payment requirement is not permitted. Loan must not be in forbearance.</p>																					
Subordinate Financing	<ul style="list-style-type: none"> Subordinate Financing allowed. CLTV cannot exceed the eligible LTV/CLTV limits above. 																					
Seller Concessions	<ul style="list-style-type: none"> Seller concessions may not exceed 4% of the value of the property as indicated on the NOV. Seller concessions include, but not limited to the following: <ul style="list-style-type: none"> Payment of the buyer's VA funding fee, Prepayment of the buyer's property taxes and insurance, 																					



	<ul style="list-style-type: none"> ○ Gifts such as a TV or microwave oven, ○ Payment of extra points to provide permanent interest rate buydowns, ○ Provision of escrowed funds to provide temporary interest rate buydowns, and ○ Payoff of credit balances or judgments on behalf of the buyer ● Seller concessions do not include payment of the buyer's closing costs or payment of points as appropriate to the market. ● The seller, lender or any other party may pay fees and charges, including discount point, on behalf of the borrower. There is no limit on the amount of fees and charges that can be paid on behalf of the buyer by other parties.
Overlay Matrix	<ul style="list-style-type: none"> ● LDW Loan Program Overlays

VA - Eligible Terms & Plan								
	Conforming				High Balance / Super Max			
	Product Description / Terms				Product Description / Terms			
Fixed	10 Year				10 Year			
	15 Year				15 Year			
	20 Year				20 Year			
	25 Year				25 Year			
	30 Year				30 Year			
ARM	Conforming				High Balance / Super Max			
	Description	Index	Caps	Margin	Description	Index	Caps	Margin
	5/1	1-Year CMT	1/1/5	1.75%	5/1	1-Year CMT	1/1/5	1.75%

