loanDepot
WHOLESALE / CORRESPONDENT
NMLS#174457

Loan Programs

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Finance Type	No Cash-Out Refinance					
Property Type	**Primary Residence**		**Second Home**		**Investment**	
LTV/TLTV/FICO	**Max LTV / TLTV**	**Min FICO**	**Max LTV / TLTV**	**Min FICO**	**Max LTV / TLTV**	**Min FICO**
SFR/PUD/Condo	No Max	Per LPA	No Max	Per LPA	No Max	Per LPA
2 - 4 Units	No Max	Per LPA	N/A	N/A	No Max	Per LPA
Eligible Terms	▪ **Conforming Fixed Rate**: 15, 20, 25 and 30-year ▪ **Super Conforming Fixed Rate:** 15, 20, 25 and 30-year					
Eligible Property Types/Occupancy	▪ 1-4 unit, detached and attached condos and PUDs. ▪ Primary Residence, Second Home and Investment Property allowed ▪ Manufactured homes and Co-ops not allowed					
Ineligible Mortgages	▪ Cannot refinance existing Fixed Rate mortgage to an ARM ▪ Cash-out refinances ▪ Neg Am or Option ARM ▪ Special purpose cash-out refinance ▪ Mortgages that convert interim construction financing to permanent financing ▪ Mortgages subject to a temporary subsidy buy down ▪ FHA or VA mortgages ▪ Section 502 GRH Mortgages ▪ Section 184 Native American Mortgages ▪ Home Possible Mortgages, and any affordable mortgage, including mortgages originated under the seller's proprietary affordable program ▪ Affordable Merit Rate Mortgages ▪Prepayment penalty mortgages ▪ FHLMC Relief Refinance/Same Servicer ▪ Mortgages using an AVM other than HVE to determine value ▪ Seasoned mortgages ▪ Mortgages submitted to any other AUS excluding LPA ▪ Mortgages with original loan amounts > $1,000,000 ▪ Properties on more than 10 acres are typically ineligible but will be considered as exception ▪ Hawaiian Home Land Transactions ▪ Properties located in Hawaii Lava Zones 1 & 2 ▪ Mortgages secured by manufactured homes or co-ops					
Borrower Eligibility & Benefit	▪ A borrower obligated on the Note of the mortgage being refinanced may be omitted/removed from the Note of the new loan. And a borrower(s) may be added to the Note of the new loan, except that a non-occupying borrower may not be added to a loan secured by a primary residence. However, in all cases, at least one borrower must be retained ▪ The existing and new mortgage do not have to represent the same occupancy ▪ Must show benefit of: 1) reduced P&I payment, 2) reduction in interest rate, 3) replace ARM, Initial Interest Mortgage or any mortgage with an interest-only period, or a					

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	balloon/reset mortgage with a fixed-rate, fully amortizing mortgage, or 4) reduction in amortization term ▪ There is no limitation on the amount of the increase in the borrower's principal and interest payment
Mortgage Proceeds	▪ Payoff the existing first mortgage – only the unpaid principal balance and interest accrued through the date the mortgage being refinanced is paid off ▪ Pay related closing costs, financing costs and prepaids/escrows not to exceed $5000 ▪ Maximum cash out $250 ▪ If cash back exceeds $250, the mortgage amount must be reduced OR the excess amount must be applied as a principal curtailment and clearly reflected on the HUD-1 or Closing Disclosure
AUS	▪ LPA cert with Risk Class of Accept
Higher Priced Mortgage Loans (HPML)	▪ Allowed ▪ For applications taken on or after 1/10/14, a minimum 620 FICO and a maximum DTI of 45% is required even if LPA approves at a lower FICO and/or higher DTI. These requirements apply to all occupancy types
Credit	▪ No minimum FICO (unless HPML – see HPML requirements above) or mortgage payment history requirement so long as LPA renders a Risk Class of Accept that meets the requirements in Chapter C33 of the Selling Guide
Income/DTI	▪ Max DTI is determined per LPA (see HPML section above for DTI restrictions on HPML loans) ▪ Income must be documented. In lieu of meeting LPA's Streamlined Accept or Standard Documentation requirements, income may be documented according to FHLMC's Open Access Income Documentation Table. **Note:** Unemployment income is an acceptable source of income provided evidence is obtained to show it is associated with seasonal employment. ▪ For employed income, a VVOE is required within 10 business days prior to the Note Date ▪ For self-employed income, verification of the business is required within 30 calendar days prior to the Note Date ▪ For income other than employed or self-employed income, the income source must be eligible per FHLMC guidelines and verification of the source is required ▪ A fully executed IRS form 4506T is required for each borrower on the loan. Refer to Tax Transcripts-4506-T Policy for when transcripts are required ▪ When using assets as a basis for qualification, refer to Section 37.22(a) of FHLMC's Seller Guide
Assets/Funds to Close	▪ Funds to close must be verified with the most recent monthly or quarterly account statement. Large deposits or increases in balances are not required to be addressed nor is proof of liquidation of funds required
Mortgage Insurance	▪ Not required if the existing loan does not have MI regardless of new mortgage LTV ▪ If existing mortgage has MI and new mortgage LTV is > 80%, the same percentage of MI coverage must be maintained ▪ Continuation of existing LPMI on the new loan is permitted provided it is single premium LPMI (transfers of annual and monthly LPMI not permitted) ▪ Approved MI companies are Arch, Genworth, MGIC, NMI, and Radian. Max DTI 45% for FICO < 700 apply and vary by MI company. Refer to the individual MI company guidelines

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Living Trusts	▪ A living trust (inter vivos revocable trust) may be made irrevocable by a settlor's death. To be an eligible borrower at the time of the refinance transaction, the borrower must continue to be a living trust that meets FHLMC's revocability and, as applicable, other eligibility requirements
Appraisal	▪ Value to be determined by one of two options: Value estimate from HVE or full appraisal ▪ HVE Eligibility: 1) Must be 1 or 2 unit attached or detached SFR, PUD or condo, 2) HVE must have a Forecast Standard Deviation that is no greater than 0.20 (corresponding to a Confidence Score of "H" [high] or "M" [medium]), 3) Dwelling cannot be a leasehold estate, manufactured homes or co-op, 4) A written copy of the HVE must be in the loan file, 5) As of the note date, the HVE value may not be more than 120 days old. Value discrepancies between Broker LPA findings and Broker 1003 can be cured using a 2055 or appraisal to establish value ▪ Full Appraisal Eligibility: 1) Condition ratings of C5 or C6 and/or a UAD quality rating of Q6 completed on an "as-is" basis is acceptable. The appraisal does not have to be completed "subject to" needed repairs being completed
Condos	▪ Condo project review is not required provided that the project is 1) Not located in a Hotel/Resort Project, houseboat project, timeshare project or a project with fragmented or segmented ownership, AND 2) The project has insurance that meets FHLMC's insurance requirements
Properties Affected by Disaster	▪ Not required to obtain a property inspection or new appraisal when a property valuation (either HVE or appraisal) was relied on prior to a disaster provided the loan meets FHLMC's property insurance requirements ▪ Can use an HVE value estimate with a high or medium confidence score after a disaster without obtaining a property inspection or appraisal to determine property condition, provided the loan meets FHLMC's property insurance requirements
Max Financed Properties	▪ No limitation on the number of financed properties a borrower may own
Property Listing	▪ Okay if subject property is currently listed for sale
Subordinate Financing	▪ Existing subordinate liens must be re-subordinated and must meet FHLMC's requirements for secondary financing ▪ An increase in the current unpaid principal amount of any junior lien is prohibited to curtail the Relief Refinance/Same Servicer loan or to pay related closing costs, financing costs or prepaids/escrows ▪ No new subordinate financing allowed

Revised: 06/15/2018