

Fannie Mae High LTV Refinance Program

Fixed Rate

Rate/Term Refinance Transactions Only with an Application Dated on or after November 1, 2018

Primary Residence				
Units	Minimum LTV	CLTV ¹	Loan Amount	Credit Score
1	97.01%	N/A	Refer to Loan Limits below	Per DU
2	85.01%	N/A		
3-4	75.01%	N/A		

Second Home				
Units	Minimum LTV	CLTV ¹	Loan Amount	Credit Score
1	90.01%	N/A	Refer to Loan Limits below	Per DU

Investment				
Units	Minimum LTV	CLTV ¹	Loan Amount	Credit Score
1-4	75.01%	N/A	Refer to Loan Limits below	Per DU

Footnotes:

1. New subordinate financing is only permitted if it replaces existing subordinate financing. Any existing subordinate financing must be re-subordinated or paid off with borrowers' own funds. The subordinate financing cannot be paid off using new loan proceeds. Existing subordinate financing may be simultaneously refinanced as long as the new 2nd lien loan amount does not exceed the existing UPB

2021 Maximum Loan Limits

Units	Conforming Loan Limits		High-Cost Area Loan Limits*	
	Contiguous States	Alaska, Hawaii	Contiguous States	Alaska, Hawaii**
1	\$548,250	\$822,375	\$822,375	N/A
2	\$702,000	\$1,053,000	\$1,053,000	N/A
3	\$848,500	\$1,272,750	\$1,272,750	N/A
4	\$1,054,500	\$1,581,750	\$1,581,750	N/A

*Actual loan limits for certain high-cost counties may be **lower** than the maximum amount listed above

Alaska/Hawaii do **not have high-cost areas in 2021; the applicable conforming limit applies

To view Fannie Mae loan limits by county click here: [Federal Housing Finance Agency](#)

Property eligibility can be determined at: [Know Your Options by Fannie Mae](#) (Fannie Mae Loan Lookup)

Fannie Mae High LTV Refinance Program Guidelines

Topic	Guideline
COVID-19 Temporary Guidance	The temporary COVID-19 requirements apply to the High LTV Refinance program. Refer to the Homebridge Fannie Mae guidelines for details
Overview	<ul style="list-style-type: none"> The High LTV Refinance program is available for borrowers whose loan is currently owned by Fannie Mae The Note date on the existing mortgage (the loan being refinanced) must be on or after October 1, 2017 The application date for the new transactions must be dated on or after November 1, 2018 A minimum of 15 months must have passed between the Note date of the loan being refinanced and the Note date of the new loan
4506-T	<ul style="list-style-type: none"> Signed 4506-T required prior to loan closing for both personal and business tax returns (if applicable) Tax transcripts are not required NOTE: At underwriter discretion transcripts may be required in certain circumstances (e.g. handwritten paystubs, borrower employed by family member, etc.) HomeBridge will order transcripts at random for quality control purposes
Age of Documents	<ul style="list-style-type: none"> All credit, income and asset documentation must be the lesser of the expiration date noted in the DU Findings or 4 months from the Note date Appraisal cannot be older than ≤ 4 months from the Note date
Appraisal	<ul style="list-style-type: none"> Per DU Findings. The broker submitted DU value and the 1003 value must match. For value discrepancies between the broker submitted DU and the 1003, a 2055 or appraisal may be used to establish value. If an appraisal waiver is offered, standard Fannie Mae requirements apply. If an appraisal waiver offer is not received from DU, then a full appraisal is required from a HomeBridge approved AMC. The source of the closed comparable sales used in the appraisal must be from one of the following or a desk review will be required: <ul style="list-style-type: none"> A Multiple Listing Service (MLS), or MRIS (www.mris.com), or Midwest Real Estate Dated (MRED) (www.mredllc.com), or North Texas Real Estate Information Systems, Inc. NTREIS at (www.ntreis.net), or San Antonio Board of Realtors (www.sabor.com), or GeoData at www.geodataplus.com , or Comps Inc. at www.compsny.com.
Appraisal Management Companies (AMC)	<p>Appraisals must be ordered from the AMC assigned by HomeBridge by region/territory as follows:</p> <ul style="list-style-type: none"> Colorado, New Mexico, Oklahoma, and Texas: Nationwide Property & Appraisal Services Northeast/Midwest: Nationwide Property & Appraisal Services Northwest/Southwest/Central: Axis Management Solutions Southeast: Nationwide Appraisal Network West: Golden State AMC <p>Brokers assigned to the HomeBridge Inside Sales team are required to order appraisals as follows:</p> <ul style="list-style-type: none"> Inside Sales Team – East: Nationwide Property & Appraisal Services Inside Sales Team – West: Golden State AMC <p>To view a map of the territories, broken down by state, click here HomeBridge Wholesale</p>

Fannie Mae High LTV Refinance Program Guidelines

Assets	Per DU
AUS	<ul style="list-style-type: none"> • DU “Approve/Eligible” Finding required. • Manual underwrite not allowed. HomeBridge does not allow the Alternative Qualification Path option to the High LTV Refinance program since it requires a manual underwrite
Available Markets	<ul style="list-style-type: none"> • All 50 states • Guam, Puerto Rico and the Virgin Islands are ineligible
Borrower Benefit	<ul style="list-style-type: none"> • The borrower must receive a benefit from the High LTV Refinance transaction. Fannie Mae considers the borrower to have benefited when there is a: <ul style="list-style-type: none"> - Reduction in the borrower’s monthly principal and interest payment, or - A lower interest rate, or - Reduction in the amortization term, or - Movement to a more stable product (i.e. from interest-only to a fully amortizing mortgage, an ARM to a fixed rate, a 30 year to a 10, 15, 20, etc. loan term allowing the borrower to build equity more quickly, etc.)
Borrower Eligibility	<ul style="list-style-type: none"> • Borrower(s) may not be added to the new loan • All existing borrowers must be on the new loan unless one of the following applies: <ul style="list-style-type: none"> - An original borrower on the loan has died, or - The borrower(s) remaining on the loan has been making the payments from their own funds for the most recent 12 months prior to the application date and supporting documentation is provided • Borrowers previously convicted of mortgage fraud are ineligible.
Cash Back	Maximum cash back allowed to borrower is \$250.00
Credit Scores	Per DU
Derogatory Credit Events	Waiting periods do not apply
DTI	<ul style="list-style-type: none"> • Per DU • If a loan is determined to be an HPML the loan is ineligible
Escrow/Impound Account	<ul style="list-style-type: none"> • > 80% LTV: Required unless prohibited by state law • ≤ 80% LTV: Not required if the loan being refinanced was also non-escrowed
Financed Properties	No limit on the number of financed properties.
Higher Priced Mortgage Loans (HPML)	HPML transactions are ineligible. Fannie Mae requires HPML transactions to comply with their Alternative Qualification Path requirements which requires a manual underwrite; HomeBridge does not allow manual underwriting on Fannie Mae transactions
Income	<ul style="list-style-type: none"> • Documented per DU Findings. • A verbal verification of employment (VVOE) is required within 10 days of the Note date for salaried borrowers and within 30 days for self-employed borrowers.

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<p>LDP/GSA and Mortgage Fraud</p>	<ul style="list-style-type: none"> • LDP / GSA LDP / GSA All of the following parties to the transaction, as applicable, must be checked against HUD's Limited Denial of Participation list and the General Service Administration's Excluded Parties List System. <ul style="list-style-type: none"> - Borrower(s), - Broker, - Loan Officer, - Loan Processor, - Appraiser (if applicable) - AMC (if applicable), - Underwriter, - Closing Agent, and - Title Company • Any transaction where any of the interested parties to the transaction have been convicted of mortgage fraud will require review and approval by HomeBridge management.
<p>Listed for Sale</p>	<p>Properties currently listed for sale are eligible</p>
<p>Loan Amount</p>	<p>The loan amount is limited to:</p> <ul style="list-style-type: none"> • Payoff of existing first lien, plus • Accrued interest, plus • Closing costs and prepaid items, plus • Points up to \$5,000 total for the new loan <p>Reminder: Cash back to the borrower is limited to \$250; any excess funds must be applied as a principal reduction</p>
<p>Mortgage Insurance</p>	<ul style="list-style-type: none"> • Loans with or without existing MI are eligible. • Loans with existing MI are eligible if the existing MI is from one of the following MI companies: <ul style="list-style-type: none"> - Arch - Essent - Genworth - Radian • The DU Findings will indicate if the loan has MI and the current MI provider. The original MI company provides the MI modification. • Loans where the original MI was borrower paid (monthly or single premium) or lender paid (single premium only) are eligible

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Mortgage/Rental History	<ul style="list-style-type: none"> • Loan must be current • 0 x 30 in previous 6 months • 1 x 30 in the most recent 7-12 months <p>Forbearance Plan Policy</p> <p>The policy below applies to the subject property and to any other real estate mortgage loan where the borrower is in a forbearance plan,</p> <p><u>Subject Property Lien (Loan being Refinanced) and is Current</u></p> <ul style="list-style-type: none"> • If the borrower is current and has not missed a payment, the loan is eligible <p><u>Other REO OR Subordinating Second Lien and is Current</u></p> <ul style="list-style-type: none"> • The loan is eligible if the borrower is current and has never missed a payment, and • Written evidence, provided directly from the servicer, confirming the forbearance plan has been withdrawn, closed or cancelled prior to the closing of the new subject loan required. <p>NOTE: Documentation must be obtained for loans in a forbearance plan and for loans where borrower inquired about forbearance and the servicer flags the inquiry</p> <p><u>Subject Property, Subordinate Lien, and/or Other REO NOT Current/Missed Payment</u></p> <ul style="list-style-type: none"> • The loan is ineligible; reinstatement or loss mitigation solutions are not allowed
Occupancy	<ul style="list-style-type: none"> • Owner-occupied (1-4 units) • Second home (1 unit) • Investment (1-4 units) <p>NOTE: The loan being refinanced and the new loan are not required to represent the same occupancy</p>
Products	<p>Fixed Rate only: 15, 20, 25 and 30 year</p>
Properties – Eligible	<ul style="list-style-type: none"> • Single family residences • 2-4 units • PUDs (attached/detached) • Condominium (attached/detached), FNMA warrantable. Project approval not required. • Manufactured homes
Properties – Ineligible	<ul style="list-style-type: none"> • Condotels • Co-ops • Rural properties > 10 acres
Reserves	<p>Per DU Findings</p>

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Restructured/ Modified Loans	Previously restructured/modified loans are eligible if the loan meets the borrower benefit and mortgage payment history requirement.
Seasoning	Loans must be seasoned a minimum of 15 months (Note date of existing loan to Note date of new loan)
Subordinate Financing	<ul style="list-style-type: none"> • New subordinate financing is only allowed if it replaces existing subordinate financing • Any existing subordinate financing must be resubordinated or paid in full of borrower's own funds. Subordinate financing with wrap around terms is ineligible under this program. • The simultaneous refinance of a subordinate lien is allowed (outside of the refinance of the first). The subordinate financing cannot be rolled into the new loan • Existing subordinate liens may not be paid from new loan proceeds.
Transactions – Eligible	<ul style="list-style-type: none"> • Limited cash-out refinance (rate/term) • The loan being refinanced must have a Note date on or after October 1, 2017 • The loan application date of the new loan must be dated on or after November 1, 2018 • To determine eligibility, the FNMA loan look-up tool is available at Know Your Options by Fannie Mae (Fannie Mae Loan Lookup)
Transactions – Ineligible	<ul style="list-style-type: none"> • Loans that are not currently owned by Fannie Mae • Loans with a Note date prior to October 1, 2017 • Transactions subject to Fannie Mae's Alternative Qualification Path to the High LTV requirements • Loans previously refinanced under DU Refi Plus • A loan currently under a repurchase agreement • Second mortgages • Government loans • Reverse mortgage • My Community Mortgage • HomeStyle Renovation • Loans with a temporary buy down • Loans subject to Texas Section (a)(6)