

Revised 04/14/2020

FHA Standard & High Balance

Property Type	Purchase		No Cash Out Refinance		Streamline Refinance (All Occupancy Types)		Cash Out Refinance	
	LTV/CLTV	MIN FICO	LTV/CLTV	MIN FICO	LTV/CLTV	MIN FICO	LTV/CLTV	MIN FICO
1-4 Units Standard	96.50%	620	97.75%	620	Unlimited	620	80.00%	620
1-4 Units High-Balance	96.50%	620	97.75%	620	Unlimited	620	80.00%	620
Manufactured	96.50%	680	97.75%	680	N/A	N/A	N/A	N/A

1 – 2nd Home & Manufactured Home limited to 1 Unit Property

FHA 2020 Mortgage Limits ([County Lookup](#))

Units	FHA Low-Cost Area	High-Cost Area FHA Forward / FNMA / FHLMC	High-Cost AK, GM, HI, USVI FHA Forward	Fannie / Freddie Standard
1	\$331,760	\$765,600	\$1,148,400	\$510,400
2	\$424,800	\$980,325	\$1,470,475	\$653,550
3	\$513,450	\$1,184,925	\$1,777,375	\$789,950
4	\$638,100	\$1,475,550	\$2,208,825	\$981,700

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VA Standard

Property Type	Max Loan Amount	Purchase		Cash Out Refinance		IRRRL (All Occupancy Types)	
		LTV/CLTV	MIN FICO	LTV/CLTV	MIN FICO	LTV/CLTV	MIN FICO
1-4 Units	≤ \$510,400	100%	620	90%	620	Unlimited	620
	> \$510,400 ≤ \$1.50MM	100%	620	90%	620	Unlimited	620
Manufactured*	≤ \$510,400	100%	680	90%	680	100%	680

* Manufactured Home limited to 1-unit property

** Veterans with partial entitlement are limited to the max conforming and high-balance loan amount limits unless entitlement is fully restored

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Topic	Overlay	FHA	VA
<p>Basic Guidelines</p>	<p>Overlays in this matrix apply to Federal Housing Administration (FHA) and U.S. Department of Veterans Affairs (VA) guidelines. Refer to the FHA Single Family Housing Policy Handbook 4000.1 or VA Lenders Handbook for additional guidance. Information in this matrix is subject to change without notice.</p>	<p>✓</p>	<p>✓</p>
<p>Amended Tax Returns</p>	<ul style="list-style-type: none"> • Accepted for the following amendment reasons: • Amended for clerical items only (i.e. modifying a prior ITIN number to a newly issued SSN) • Amended for income-related items, under the following conditions: <ul style="list-style-type: none"> • Amended at least thirty (30) days before mortgage application taken • Amendment shows on transcripts (stamped returns not acceptable) • Documentation supplied to support the increase, including but not limited to: <ul style="list-style-type: none"> • 1099 or W2 showing missed/updated income • Canceled Checks or Bank Statements showing missed/updated rental income 	<p>✓</p>	<p>✓</p>
<p>Assets</p>	<ul style="list-style-type: none"> • Bank Statements must show account activity for a full two (2) month period. • Internet Statements, obtained from financial institution’s website, must contain same information found on a standard bank statement. • VOD as stand-alone document not permitted unless obtained from a Third-Party Vendor. 	<p>✓</p>	<p>✓</p>
<p>Debt-to-Income Ratio (DTI)</p>	<ul style="list-style-type: none"> • Per AUS Approval 	<p>✓</p>	
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Electronic Signatures/eSigning	<ul style="list-style-type: none"> eSigning is allowed for most documents. eSigning is <u>not</u> allowed for: <ul style="list-style-type: none"> Note Note Rider(s) Notice of Right to Cancel Security Instrument Security Instrument Rider(s) 	✓	✓
Escrow Account	Escrow Account required; no escrow waiver allowed.	✓	✓
Family Owned Business	Two years tax returns are required regardless of AUS recommendation.	✓	✓
FHA Cash Out Refinance	For case numbers assigned on or after September 1, 2019, maximum LTV is 80%.	✓	
FHA Streamline Refinance	<p>In addition to other FHA overlays listed in this matrix, the following apply to FHA Streamline Refinances:</p> <ul style="list-style-type: none"> Asset section of loan application must be completed if funds needed to close (Sources of Funds guideline in the Handbook must be followed) Bank statements required (most recent 1 month) Credit Report (mortgage acceptable only) required with all credit scores listed Income amount is not required on the application Income source must be indicated on the loan application Power of Attorney (POA) not allowed for properties held in trust 	✓	
Hazard Insurance	Replacement Cost Estimator is required on all files to ensure sufficient coverage is documented.	✓	✓

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Topic	Overlay	FHA	VA
Ineligible Programs - FHA	<ul style="list-style-type: none"> • 203(h) • 203(k) • Energy Efficient Mortgages (EEM) • FHA Back to Work • FHA Negative Equity Refinance • Section 184 - Indian Home Loan Guarantee Program • Section 223(e) - Declining Neighborhoods • Section 247 - Hawaiian Homelands • Section 248 - Indian Reservations • Temporary Buydown 	✓	
Ineligible Programs - VA	<ul style="list-style-type: none"> • Energy Efficient Mortgages (EEM) • Native American Direct Loan • Temporary Buydown 		✓
Ineligible Properties	<ul style="list-style-type: none"> • Co-Ops • Indian Leased Land • Property Flip of Non-Arm's Length Transaction • Solar Panels that affect first lien position 	✓	✓
Manual Underwriting	<ul style="list-style-type: none"> • Not Allowed 	✓	✓
Manufactured Housing	<ul style="list-style-type: none"> • Fixed Rate programs only • Manufactured Homes that are subject to deed restrictions are not allowed • Leased Land property is not allowed • Single-wide homes not allowed • Must meet all other FHA/VA guidelines (if not specified in VA guidelines, follow FHA) 	✓	✓
Minimum Loan Amount	\$75,000	✓	✓
Mortgage Credit Certificate (MCC)	Not permitted	✓	✓
Multiple Loans to One Borrower	<ul style="list-style-type: none"> • BPM allows up to eight (8) properties for one borrower, including the subject property, or a total of \$2M in financing, whichever is less. • Maximum of 20% ownership concentration in any one project or subdivision. 	✓	✓

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Topic	Overlay	FHA	VA
Non-Occupant Co-Borrower	Ineligible; all borrowers must occupy the subject property.		✓
Non-Permanent Resident Aliens	<p>These borrowers accepted under the following conditions:</p> <ul style="list-style-type: none"> • Acceptable Visa evidence (such as E-1, H-1B, H-2B, H-3, L-1G Series, O-1) provided • Borrower eligible to work in the U.S., as evidenced by EAD issued by the USCIS • Borrower has valid Social Security Number (SSN) • Borrower satisfies the same requirements, terms, and conditions as those for U.S. citizen • DACA: With Category C33 work status under deferred action, DACA borrowers ineligible • Diplomatic Immunity: Borrowers with Diplomatic Immunity ineligible • A12 EAD status ineligible 	✓	✓
Power of Attorney (POA)	<p>A POA may not be eSigned and must be specific to the transaction. (See also: Power of Attorney note under FHA Streamline Refinance)</p>	✓	✓
Recently Listed Properties	Property must be off the market at least one day prior to mortgage application date.	✓	✓
Renegotiated Purchase Contract	<ul style="list-style-type: none"> • Not allowed; however, minor adjustments due to condition or other relevant factors are permitted. • Increase of sales price after appraisal completed is not permitted. 	✓	✓
Social Security Number (SSN)	All borrower(s) must have a valid SSN.	✓	✓
Tax Transcripts	Required when tax returns are used to qualify borrower income	✓	✓

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Topic	Overlay	FHA	VA
Unpaid Federal Tax Debt	<ul style="list-style-type: none"> BPM considers all unpaid tax debt from prior years as delinquent, even if lien has not been filed; one month payment is required Borrower with delinquent Federal Tax Debt is ineligible <p>NOTE: Record of Account can be used in lieu of canceled check or proof of electronic payment.</p>	✓	✓
VA Cash-out Refinance with LTV >90%	Not Allowed		✓
VA IRRRL	<p>In addition to other VA overlays listed in this matrix, the following apply to VA IRRRLs:</p> <ul style="list-style-type: none"> Credit Report (mortgage acceptable only) required with all credit scores listed Income documentation: standard documentation required when P&I payment increases 20% or more\ 		✓