

FREDDIE MAC MATRIX STANDARD CONFORMING AND SUPER CONFORMING

FREDDIE MAC STANDARD CONFORMING AND SUPER CONFORMING LTV MATRIX					
OCCUPANCY	PURCHASE & RATE/TERM REFINANCE			CASH OUT REFINANCE	
	PROPERTY TYPE	MAX LTV/CLTV/HCLTV		PROPERTY TYPE	MAX LTV/CLTV/HCLTV
		FIXED & ARMs			FIXED & ARMs
		PURCH	R/T REFIN		CASH-OUT
PRINCIPAL RESIDENCE	SFR/PUD/CONDO	95%	95%	SFR/PUD/CONDO	80%
	2 UNITS	85%	85%	2 UNITS	75%
	3-4 UNITS	80%	80%	3-4 UNITS	75%
SECOND HOME	SFR/PUD/CONDO	90%	90%	SFR/PUD/CONDO	75%
INVESTMENT PROPERTY	SFR/PUD/CONDO	85%	85%	SFR/PUD/CONDO	75%
	2-4 UNITS	75%	75%	2-4 UNITS	70%

FREDDIE MAC HOME POSSIBLE LTV MATRIX		
FIXED RATE MORTGAGES	MAX CONFORMING LTV/TLTV/HTLTV	MAX SUPER-CONFORMING LTV/TLTV/HTLTV
1 UNIT	97%*	95%*
2 UNITS	95%*	85%
3 AND 4 UNITS	95%*	80%
ADJUSTABLE-RATE MORTGAGES**	MAX CONFORMING LTV/TLTV/HTLTV	MAX SUPER-CONFORMING LTV/TLTV/HTLTV
1 UNIT	95%*	95%
2 UNITS	95%*	85%
3 AND 4 UNITS	75%*	75%

* TLTV ratio up to 105% is permitted when secondary financing is a Freddie Mac [Affordable Second](#).

** The initial fixed period for Home Possible ARMs must be five years or greater when secondary financing is an Affordable Second.

https://sf.freddiemac.com/docs/pdf/fact-sheet/home_possible_factsheet.pdf; overlays on subsequent pages apply.

2024 CONFORMING LOAN LIMITS 1-4 UNITS			
https://sf.freddiemac.com/articles/news/loan-limit-values-for-2025			
UNITS	GENERAL LIMITS	HIGH-COST LIMITS	AK, HI, U.S. VIRGIN ISLANDS
1	\$806,500	\$1,209,750	\$1,209,750
2	\$1,032,650	\$1,548,975	\$1,548,975
3	\$1,248,150	\$1,872,225	\$1,872,225
4	\$1,551,250	\$2,326,875	\$2,326,875

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TOPIC	OVERLAY
BASIC GUIDELINES	Overlays in this matrix apply to FHLMC (Freddie Mac) conforming guidelines. Refer to FHLMC Single Family Seller/Service Guide for additional guidance. Information in this matrix is subject to change without notice.
Amended Tax Returns	Accepted for the following amendment reasons: <ul style="list-style-type: none"> • 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 sixty (60) 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
Assets	<ul style="list-style-type: none"> • 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.
Condominiums	<ul style="list-style-type: none"> • FHLMC Condo Project Advisor not allowed. • Leasehold not permitted. • Minimum square footage: 400 Sq Ft
Credit	All borrowers must have at least one (1) valid credit score to be eligible for an 'Accept' recommendation (LPA). Extenuating circumstances are not allowed for Bankruptcy or Foreclosure.
Custodial Account	An account in a minor's name where the borrower is named only as custodian of the funds is not eligible for use as closing costs, down payment, or reserves.
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)
Family-Owned Business	Two years tax returns are required regardless of AUS (DU or LPA) recommendation.
Ineligible Programs - FHLMC	<ul style="list-style-type: none"> • A- Risk Grad • Enhanced Relief Refinance • HomeOne Program • Home Possible ARMs and Manual Underwrites • Home Possible Reduced Mortgage Insurance Option

(Continued)

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TOPIC	OVERLAY
	<ul style="list-style-type: none"> • Manufactured Homes • Native American Lands • PACE Obligations attached to property • Renovation Mortgages
Ineligible Properties	<ul style="list-style-type: none"> • Co-Ops • Indian Leased Land • Property Flip of Non-Arm's Length Transaction • Resale type Deed Restrictions • Solar Panels that affect first lien position
Minimum Loan Amount	\$75,000
Mortgage Credit Certificate (MCC)	Not permitted
Mortgage Insurance (MI): Reduced	Not permitted
Multiple Loans to One Borrower	<ul style="list-style-type: none"> • Per FHLMC guidelines • Minimum 720 score for borrower(s) who own more than 6 financed properties • Maximum number of financed properties owned cannot exceed ten (10) for all borrowers • Maximum of 20% ownership concentration in any one project or subdivision.
Non-Permanent Resident Aliens	<p>These borrowers accepted under the following conditions:</p> <ul style="list-style-type: none"> • Acceptable Visa evidence 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 are ineligible • Diplomatic Immunity: Borrowers with Diplomatic Immunity ineligible
Power of Attorney (POA)	A POA may not be eSigned and must be specific to the transaction.
Social Security Number (SSN)	All borrowers must have a valid SSN.
Tax Transcripts	Required when tax returns are used to qualify borrower income
Underwriting Method	Manual Underwriting not allowed. All loans must receive AUS approval: FHLMC: LPA Accept/Eligible
Unpaid Federal Tax Debt	<ul style="list-style-type: none"> • BFF considers all unpaid tax debt from prior years as delinquent, even if lien has not been filed; one monthly 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>

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Temporary Buydown	<ul style="list-style-type: none"> • 2-1 and 1-0 interest buydowns are eligible. • Purchase Transaction only. • Investment properties, Manufactured home properties, R/T, and cash-out refinance transactions, including Texas 50(a)(6), are <u>not</u> eligible for temporary buydowns. • Temporary interest rate buydowns are allowed on fixed-rate mortgages for primary residences or second homes, provided the rate reduction does not exceed 2% and the rate increase will not exceed 1% per year. • The mortgage instruments must reflect the permanent terms rather than the term of the buydown plan. In no event can the buydown plan change the terms of the mortgage note. • There is no contribution from the borrowers to the buydown funds. • When the source of the buydowns funds is an interest party to the property sale or purchase transaction, the Interest Party Contributions limits apply. • When the Seller funds the buydown, the buydown agreement must require that the funds in the buydown account be transferred to FlexPoint Inc. DPA BFF trust account as part of servicing. • The buydown plan must be a written agreement between the providing the buydowns funds and the borrower. All of the terms of the buydown plan must be disclosed to Agencies, the mortgage insurer, and the property appraiser. The buydown agreement must provide that the borrower is not relieved of his or her obligation to make the mortgage payments required by the terms of the mortgage note if, for any reason, the buydown funds are not available. The buydown agreement may include an option for the buydown funds to be returned to the borrower or to BFF, if it funded the buydown, if the mortgage is paid off before all of the funds have been applied. A copy of the buydown agreement must be included in the documentation package for the mortgage. • The buydown agreement must state that the borrow will not assign, transfer or close the account, or withdraw buydown funds, except as permitted by the terms of the buydown agreement. • When underwriting loans that have a temporary interest rate buydown, the Underwriter must qualify the borrower based on the note rate without consideration of the bought-down rate. • There is not a limit on the total dollar amount of an interest rate buydown. The total dollar amount of an interest rate buydown must be consistent with the terms of the buydown period. An interest rate buydown plan must provide for <ul style="list-style-type: none"> ○ A buydown period not greater than 24 months, and ○ Increase of not more than 1% in the portion of the interest rate paid by the borrower in each 12-month interval. • The Underwriter must follow Freddie Mac requirements the treatment of buydown funds.

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	<ul style="list-style-type: none"> • If reserves are required, the reserves must be calculated using the note rate. • If the mortgage is liquidated or the property is sold during the buydown period, the buydown funds should be disposed in the following: <table border="1" data-bbox="669 444 1881 675"> <thead> <tr> <th data-bbox="669 444 1157 485">Status of Mortgage</th><th data-bbox="1157 444 1881 485">Disposition of Funds</th></tr> </thead> <tbody> <tr> <td data-bbox="669 485 1157 634">The mortgage is paid in full</td><td data-bbox="1157 485 1881 634">The funds should be credited to the total amount required to pay off the mortgage, or they may be returned to either the borrower or the Seller as specified in the buydown agreement.</td></tr> <tr> <td data-bbox="669 634 1157 675">The mortgage is foreclosed</td><td data-bbox="1157 634 1881 675">The funds are used to reduce the mortgage debt</td></tr> </tbody> </table> 	Status of Mortgage	Disposition of Funds	The mortgage is paid in full	The funds should be credited to the total amount required to pay off the mortgage, or they may be returned to either the borrower or the Seller as specified in the buydown agreement.	The mortgage is foreclosed	The funds are used to reduce the mortgage debt
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