

| FANNIE MAE STANDARD CONFORMING AND HIGH-BALANCE LTV MATRIX |                                       |                    |         |       |         |                    |                    |     |
|--|---------------------------------------|--------------------|---------|-------|---------|--------------------|--------------------|-----|
| OCCUPANCY  | PURCHASE & LIMITED CASH OUT REFINANCE |                    |         |       |         | CASH OUT REFINANCE |                    |     |
|  | PROPERTY TYPE**                       | MAX LTV/CLTV/HCLTV |         |       |         | PROPERTY TYPE**    | MAX LTV/CLTV/HCLTV |     |
|  |                                       | FIXED RATE         |         | ARM   |         |                    | FIXED RATE         | ARM |
|  |                                       | PURCH              | LTD C/O | PURCH | LTD C/O |                    |                    |     |
| PRINCIPAL RESIDENCE  | SFR/PUD/CONDO                         | 97%*               | 97%*    | 95%   | 95%     | SFR/PUD/CONDO      | 80%                | 80% |
|  | MANUFACTURED                          | 95%                | 95%     | 95%   | 95%     | MANUFACTURED       | 65%                | 65% |
|  | 2 UNITS                               | 95%                | 95%     | 95%   | 95%     | 2 UNITS            | 75%                | 75% |
|  | 3-4 UNITS                             | 95%                | 95%     | 95%   | 95%     | 3-4 UNITS          | 75%                | 75% |
| SECOND HOME  | SFR/PUD/CONDO                         | 90%                | 90%     | 90%   | 90%     | SFR/PUD/CONDO      | 75%                | 75% |
|  | MANUFACTURED                          | 90%                | 90%     | 90%   | 90%     |                    |                    |     |
| INVESTMENT PROPERTY  | SFR/PUD/CONDO                         | 85%                | 75%     | 85%   | 75%     | SFR/PUD/CONDO      | 75%                | 75% |
|  | 2-4 UNITS                             | 75%                | 75%     | 75%   | 75%     | 2-4 UNITS          | 70%                | 70% |

\* Max LTV 95% for High Balance Loans \*\* Manufactured Homes: limited to 1-unit property; cash-out refinance term limited to ≤ 20 years

| FANNIE MAE HOMEREDY LTV MATRIX       |              |                    |              |                            |                          |           |
|--------------------------------------|--------------|--------------------|--------------|----------------------------|--------------------------|-----------|
| OCCUPANCY & PROPERTY TYPE            | PRODUCT      | PURCHASE           |              | LIMITED CASH OUT REFINANCE |                          |           |
|                                      |              | MAX LTV/CLTV/HCLTV |              | PRODUCT                    | MAX LTV/CLTV/HCLTV       |           |
|                                      |              | SINGLE LIEN        | WITH DPA 2ND |                            | SINGLE LIEN              | WITH 2ND  |
| PRINCIPAL RESIDENCE<br>SFR/PUD/CONDO | CONFORMING   | 95.01 – 97%        | 97%/105%     | CONFORMING                 | 95.01 – 97% <sup>◇</sup> | 105%/105% |
|                                      | HIGH BALANCE | 95%                | 95%/105%     | HIGH BALANCE               | 95%                      | 95%/95%   |
| PRINCIPAL RES. 2 UNITS               | CONFORMING   | 85%                | N/A          | CONFORMING                 | 85%                      | N/A       |
| PRINCIPAL RES. 3-4 UNITS             |              | 75%                | N/A          |                            | 75%                      | N/A       |

◇ The loan must be currently owned by Fannie Mae.

| <a href="https://singlefamily.fanniemae.com/media/44386/display">https://singlefamily.fanniemae.com/media/44386/display</a> |                     |                               |                        |                              |
|---|---------------------|-------------------------------|------------------------|------------------------------|
| Units   | General Loan Limits | General Loan Limits (AK & HI) | High-Cost Loan Limits* | High-Cost Loan Limits (HI)** |
| 1   | \$832,750           | \$1,249,125                   | \$1,249,125            | \$1,299,500                  |
| 2   | \$1,066,250         | \$1,599,375                   | \$1,599,375            | \$1,663,600                  |
| 3   | \$1,288,800         | \$1,933,200                   | \$1,933,200            | \$2,010,950                  |
| 4   | \$1,601,750         | \$2,402,625                   | \$2,402,625            | \$2,499,100                  |

\* The high-cost area loan limits are established for each county & available on FHFA's website. \*\*AK does not have any high-cost areas in 2026

| TOPIC                          | OVERLAY  |
|--------------------------------|--|
| BASIC GUIDELINES               | Overlays in this matrix apply to FNMA (Fannie Mae). Refer to <a href="#">FNMA Selling Guide</a> 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"> <li>• Amended for clerical items only (i.e. modifying a prior ITIN number to a newly issued SSN)</li> <li>• Amended for income-related items, under the following conditions: <ul style="list-style-type: none"> <li>○ Amended at least sixty (60) days before mortgage application taken</li> <li>○ Amendment shows on transcripts (stamped returns not acceptable)</li> <li>○ Documentation supplied to support the increase, including but not limited to: <ul style="list-style-type: none"> <li>▪ 1099 or W2 showing missed/updated income</li> <li>▪ Canceled Checks or Bank Statements showing missed/updated rental income</li> </ul> </li> </ul> </li> </ul> |
| Assets                         | <ul style="list-style-type: none"> <li>• Internet Statements, obtained from financial institution’s website, must contain same information found on a standard bank statement.</li> <li>• VOD as stand-alone document not permitted unless obtained from a Third-Party Vendor.</li> </ul>  |
| Condominiums                   | <ul style="list-style-type: none"> <li>• FNMA PERS Approved condos are eligible</li> <li>• Leasehold not permitted.</li> <li>• Minimum square footage: 400 Sq Ft</li> </ul>  |
| Credit                         | All borrowers must have at least one (1) valid credit score to be eligible for an ‘Approved’ recommendation (by DU or LPA). Extenuating circumstances are not allowed for Bankruptcy or Foreclosure. <ul style="list-style-type: none"> <li>• All borrowers must have a minimum credit score of 620</li> </ul>   |
| 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"> <li>• eSigning is allowed for most documents.</li> <li>• eSigning is <u>not</u> allowed for: <ul style="list-style-type: none"> <li>○ Note</li> <li>○ Note Rider(s)</li> <li>○ Notice of Right to Cancel</li> <li>○ Security Instrument</li> <li>○ Security Instrument Rider(s)</li> </ul> </li> </ul>  |
| Family Owned Business          | Two years tax returns are required regardless of AUS (DU) recommendation.  |
| Ineligible Programs – FNMA     | <ul style="list-style-type: none"> <li>• Community Land Trusts</li> <li>• High-LTV Refinance</li> <li>• HomePath, HomeStyle</li> <li>• HomeReady with Reduced Mortgage Insurance Option</li> <li>• Land Trusts</li> </ul>  |

| TOPIC                             | OVERLAY  |
|-----------------------------------|--|
|                                   | <ul style="list-style-type: none"> <li>• Native American Lands</li> <li>• PACE Obligations attached to property</li> </ul>   |
| Ineligible Properties             | <ul style="list-style-type: none"> <li>• Co-Ops</li> <li>• Indian Leased Land</li> <li>• Property Flip of Non-Arm's Length Transaction</li> <li>• Resale type Deed Restrictions</li> <li>• Solar Panels that affect first lien position</li> </ul>   |
| Manufactured Housing              | <ul style="list-style-type: none"> <li>• Fixed Rate programs only</li> <li>• Manufactured Homes that are subject to deed restrictions are not allowed</li> <li>• Leased Land property is not allowed</li> <li>• Single-wide homes not allowed</li> <li>• Must meet all other FNMA guidelines</li> <li>• 95% Maximum LTV</li> </ul>   |
| Minimum Loan Amount               | \$75,000   |
| Mortgage Credit Certificate (MCC) | Not permitted  |
| Mortgage Insurance (MI): Reduced  | Not permitted  |
| Multiple Financed Properties      | <ul style="list-style-type: none"> <li>• Per Fannie Mae Guidelines</li> <li>• Maximum 10 for all borrowers on loan.</li> <li>• Minimum credit score of 720 when borrower(s) have more than 6 financed properties</li> <li>• HomeReady products no more than 1 financed property</li> </ul>   |
| Non-Permanent Resident Aliens     | <p>These borrowers accepted under the following conditions:</p> <ul style="list-style-type: none"> <li>• Acceptable Visa evidence provided:</li> <li>• Borrower eligible to work in the U.S., as evidenced by EAD issued by the USCIS</li> <li>• Borrower has valid Social Security Number (SSN)</li> <li>• Borrower satisfies the same requirements, terms, and conditions as those for U.S. citizen</li> <li>• DACA: With Category C33 work status under deferred action, DACA borrowers eligible</li> <li>• Diplomatic Immunity: Borrowers with Diplomatic Immunity ineligible</li> </ul> |
| 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:FNMA DU Approve/Eligible  |

| TOPIC                   | OVERLAY  |
|-------------------------|--|
| Unpaid Federal Tax Debt | <ul style="list-style-type: none"> <li>• BFF considers all unpaid tax debt from prior years as delinquent, even if lien has not been filed; one monthly payment is required.</li> <li>• Borrower with delinquent Federal Tax Debt is ineligible</li> </ul> <p>NOTE: Record of Account can be used in lieu of canceled check or proof of electronic payment.</p>  |
| Temporary Buydown       | <ul style="list-style-type: none"> <li>• 2-1 and 1-0 interest buydowns are eligible.</li> <li>• Purchase Transaction only</li> <li>• 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</li> <li>• 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.</li> <li>• 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.</li> <li>• There is no contribution from the borrowers to the buydown funds.</li> <li>• When the source of the buydowns funds is an interest party to the property sale or purchase transaction, the Interest Party Contributions limits apply.</li> <li>• When the Seller funds the buydown, the buydown agreement must require that the funds in the buydown account be transferred to FlexPoint DBA. BFF trust account as part of servicing.</li> <li>• 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.</li> <li>• 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.</li> <li>• 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"> <li>○ A buydown period mor A buydown period not greater than 24 months, and</li> <li>○ Increase of not more than 1% in the portion of the interest rate paid by the borrower in each 12-month interval.</li> </ul> </li> </ul> |

| TOPIC   | OVERLAY  |                    |                      |                              |  |                            |  |   |   |
|---|--|--------------------|----------------------|------------------------------|--|----------------------------|--|---|---|
|   | <ul style="list-style-type: none"> <li>The Underwriter must follow Fannie Mae requirements the treatment of buydown funds</li> <li>If the mortgage is liquidated or the property is sold during the buydown period, the buydown funds should be disposed in the following manner: <table border="1" data-bbox="684 451 1866 756"> <thead> <tr> <th data-bbox="684 451 1161 488">Status of Mortgage</th> <th data-bbox="1161 451 1866 488">Disposition of Funds</th> </tr> </thead> <tbody> <tr> <td data-bbox="684 488 1161 639">The mortgage is paid in full</td> <td data-bbox="1161 488 1866 639">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="684 639 1161 677">The mortgage is foreclosed</td> <td data-bbox="1161 639 1866 677">The funds are used to reduce the mortgage debt</td> </tr> <tr> <td data-bbox="684 677 1161 756">The property is sold, and the mortgage is assumed by the purchaser.</td> <td data-bbox="1161 677 1866 756">The funds may continue to be used to reduce the mortgage payments under the original terms of the buydown plan.</td> </tr> </tbody> </table> </li> </ul> <p data-bbox="611 857 1161 885">NOTE: The special feature code 009 must be entered.</p> | 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 | The property is sold, and the mortgage is assumed by the purchaser. | The funds may continue to be used to reduce the mortgage payments under the original terms of the buydown plan. |
| 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   |                    |                      |                              |  |                            |  |   |   |
| The property is sold, and the mortgage is assumed by the purchaser. | The funds may continue to be used to reduce the mortgage payments under the original terms of the buydown plan.  |                    |                      |                              |  |                            |  |   |   |