

Conventional Conforming & High Balance Snapshot As of 03.07.2022

Fixed Rate / ARM						
Purchase & Rate/ Term Refinances						
Occupancy Type	Units	Min FICO	Reserves	Maximum LTV/CLTV/HCLTV	Max DTI	Underwrite Method
Primary Residence	1	620	As Per AUS	95% / 97% ^{1,2}	As Per AUS	DU Approve/Eligible or LPA Accept/Eligible only
	2			85%		
	3-4			75%		
Second Home	1			90%		
Investment Property	1			85% - Purchase; 75% Refi		
	2-4			75%		

¹97% rate and term refinances are limited to the payoff of an existing Fannie Mae loan or Freddie Mac Loan
² For Purchase transactions, see "Agency Expanded LTV Eligibility" at end of Snapshot.

Fixed Rate / ARM						
Cash Out refinance						
Occupancy Type	Units	Min FICO	Reserves	Maximum LTV/CLTV/HCLTV	Max DTI	Underwrite Method
Primary Residence	1	620	As Per AUS	80%	As Per AUS	DU Approve/Eligible or LPA Accept/Eligible Only
	2-4			75%		
Second Home	1			75%		
Investment	1			75%		
	2-4			70%		

Conventional Program Summary & Overlays			
The following is an overview of core guidelines and overlays. This is not a complete set of guidelines. Please refer to: Fannie Mae Selling Guide or Freddie Mac Selling Guide for additional program requirements.			
Topic	Details		
Products & Terms	Term (Months)	Conforming Products	High Balance/Super Conforming Products
	360	Conf Fixed 30	Conf High Balance Fixed 30
		Conf ARM 5/6 SOFR	
		Conf ARM 7/6 SOFR	
		Conf ARM 10/6 SOFR	
	181-359	Conf Fixed Off Year 30	Conf High Balance Fixed Off Year 30
	300	Conf Fixed 25	
	240	Conf Fixed 20	
	180	Conf Fixed 15	Conf High Balance Fixed 15
	121-179	Conf Fixed Off Year 15	Conf High Balance Fixed Off Year 15
120	Conf Fixed 10		

- Minimum term on Freddie Mac LPA fixed rate loans is 180 months.
- Temporary Buydowns not permitted.



	Topic	5/6 ARM	7/6 ARM	10/6 ARM
ARM Criteria	Initial/ Subsequent/ Lifetime Cap	2% / 1% / 5%		5% / 1% / 5%
	Margin / Floor	2.75%		
	Index	30-day Average SOFR		
	Qualifying Interest Rate	Note Rate +2%		Note Rate
	Interest Rate Formula	Index plus margin rounded to the nearest .125%		
	Initial Fixed Period – Months	60	84	120
	Subsequent Change Date	Every 6 months thereafter		
	Conversion Option	None		
	Assumption	Assumable		
		<ul style="list-style-type: none"> • SOFR = Secured Overnight Financing Rate • Change Dates are based on first payment due date. 		
Underwriting Method	<ul style="list-style-type: none"> • Must be run through an AUS and receive either a DU 'Approve' or an LPA 'Accept/Eligible' recommendation. Refer to the corresponding selling guide requirements that match the AUS chosen. • Manual Underwriting is not permitted. • Guaranty Home Mortgage Corporation reserves the right to make the final underwriting decision regardless of AUS finding. 			
Credit Score	<ul style="list-style-type: none"> • Tri-Merged credit reports or RMCR must include credit scores for each borrower. • GHMC does not accept loans with a non-traditional credit history. 			
Property Type	<p>Eligible:</p> <ul style="list-style-type: none"> • SFR • PUDs (attached and detached). • Condominiums • Leasehold Estates <p>Ineligible:</p> <ul style="list-style-type: none"> • Manufactured (Mobile) homes. • 2-4 unit homes with accessory units. • Condominium's requiring PERS approval. • Co-ops. • Non-Warrantable Condos. • Geodesic Domes, Earth Berms. • New or newly converted Florida Condos. • Community Land Trusts. • Properties with Private Transfer fees that do not meet regulations. • Properties with Condition ratings of C-5 and C-6 or quality ratings of Q-6. • Properties that are ineligible for sale to Agency. • Single (one-time close) Close Construction to Perm transactions 			



Borrowers	<p>Eligible:</p> <ul style="list-style-type: none"> • U.S. Citizen. • Permanent Resident Aliens: <ul style="list-style-type: none"> ◦ Copy of front and back of Green Card is required. An approved Green Card application will not be acceptable. • Non-permanent Residential Aliens: <ul style="list-style-type: none"> ◦ All Non-Permanent Resident Aliens must have a minimum 2-year history of residency, credit, employment, currently reside and work in the U.S. Income should be expected to continue for at least 3 years. <p>Acceptable visas include:</p> <ul style="list-style-type: none"> • A-1; A-2; A-3. • E-1; E-2; E-3. • G-1; G-2; G-3; G-4. • H-1B. • L-a; L-1A; L-1B. • O-1A; O-1B; O-2. • TN. <p>Expired Visas:</p> <ul style="list-style-type: none"> • USCIS Form I-797 • USCIS Form I-797-C or I-797E • Application for extension of Visa, USCIS Form I-539 or equivalent, or a copy of the application for green card, USCIS Form I-485 or equivalent and electronic verification of receipt from USCIS website. • Employer may verify and confirm they are sponsoring the Visa renewal. <p>Employment Authorization Document</p> <ul style="list-style-type: none"> • EAD must be valid and current. <p>Ineligible:</p> <ul style="list-style-type: none"> • LLC's. • Corporations. • Partnerships. • Foreign Nationals. • Borrowers with diplomatic immunity. • Borrowers without a valid social security number. • Life Estates. • Non-Revocable Trusts.
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	Number of Units	2022 Maximum Conforming Limits			
		Contiguous US & DC		Alaska & Hawaii	
		Standard	High Cost Area ¹	Standard	High-Cost Area ¹
Maximum Loan Amount	1	\$647,200	\$970,800	\$970,800	N/A
	2	\$828,700	\$1,243,050	\$1,243,050	
	3	\$1,001,650	\$1,502,475	\$1,502,475	
	4	\$1,244,850	\$1,867,275	\$1,867,275	
		¹ High-cost counties and their corresponding limits are designed by FHFA and can be found in the FHFA Conforming Loan Limits tool			
High Balance Loans	Max LTV is 95%.				
Refinance of Mortgaged Property	<p>Limited Cash-Out – FNMA & No Cash Out FHLMC</p> <ul style="list-style-type: none"> At least one borrower on the refinance must also be obligated on the current mortgage: OR If the borrower is not obligated on the current mortgage, then at least one borrower recently inherited or was legally awarded the subject property: OR At least one borrower on the new loan held title to and resided in the subject property as a primary residence for the most recent 12-month period and either: <ul style="list-style-type: none"> Has been making timely mortgage payments, including the payments for any secondary financing, for the most recent 12-month period: OR Is related to a borrower on the mortgage being refinanced <p>May be used to:</p> <ul style="list-style-type: none"> Pay-off of the unpaid balance of first mortgage lien (regardless of its age), any subordinate lien in which the entire amount was used to purchase the subject property, unpaid principal balance of PACE loans, closing costs, points, prepaid items. Buy out a co-owner pursuant to an agreement (FNMA ONLY) <p>May not be used to:</p> <ul style="list-style-type: none"> Pay-off a subordinate lien not used to purchase the property (regardless of the age of the subordinate lien). Include the payment of any real estate taxes that are more than 60 days delinquent in the new loan amount. Pay off a short-term refinance mortgage loan that combines a first mortgage and a non-purchase-money subordinate mortgage to a new first mortgage or any refinance of that loan within six months. Pay off a mortgage when the property is currently listed for sale. Pay off a first mortgage originated as a refinance with a Note Date less than 30 days prior to the Note Date of the new mortgage loan. <p>Cash-Out – FNMA & FHLMC:</p> <p>May be used to:</p> <ul style="list-style-type: none"> Pay off existing liens or take out equity from subject when there is no lien present, so long as at least one borrower has ownership for no less than six (6) months prior to the disbursement of the new mortgage loan, unless Delayed Financing guidelines can be met. <p>Ineligible Cash-Out Transactions:</p> <ul style="list-style-type: none"> Mortgage loan subject to a temporary interest rate buydown. Pay-off an installment land contract, regardless of the date the land contract was signed <p>See FNMA Selling Guide B2-1.3-02 Limited Cash-Out Refinance Transactions & FHLMC Selling Guide 4301.4 for additional information related to Cash Back to Borrower, New Subordinate Financing, paying off Installment Land Contracts as well as additional requirements not noted.</p> <p>FNMA Selling Guide B2-1.3-03 Cash Out Refinance Transactions & FHLMC Selling Guide 4301.5 for additional information related to Delayed Financing, Student Loan Cash-Out Transactions, Leaseholds, Special purpose Cash-Out Refinance Mortgages (equity buy out) as well as additional requirements not noted</p>				



<p>Installment Land Contract</p>	<p>When the proceeds of a mortgage are used to pay off the outstanding balance on an installment land contract (contract for deed, contract for bond) the following applies:</p> <ul style="list-style-type: none"> • Contract executed within the 12 months preceding the date of the loan application must be treated as a purchase • LTV is based on the lessor of new loan amount/ total acquisition plus documented rehab/renovation or energy improvements or new loan amount/current appraised value. • Contract executed more than 12 months before date of loan application must be treated as a rate-term refinance • LTV is based on current appraised value <p>Mortgage file must contain a copy of the land contract and third party documentation evidencing payments in accordance with the land contract for the most recent twelve (12)-month</p>
<p>Foreign Income/Asset</p>	<ul style="list-style-type: none"> • If tax returns are required, they must be U.S. federal returns. If income is in a foreign currency, 75% of the currency exchange value may be used for qualifying the borrower. • Funds for closing must be in the U.S. bank accounts. If funds were transferred from a foreign depository, the borrower must provide evidence that they owned the funds prior to the transfer.
<p>Student Loans</p>	<p>Freddie Mac Files:</p> <p>Student loans in repayment, deferment, or forbearance:</p> <ul style="list-style-type: none"> • If the monthly payment amount is greater than zero, use the monthly payment amount reported on the credit report or other file documentation, or • If the monthly payment amount reported on the credit report is zero, use 0.5% of the outstanding loan balance, as reported on the credit report. <p>Student loan forgiveness, cancelation, discharge, and employment-contingent repayment programs</p> <ul style="list-style-type: none"> • The student loan payment may be excluded from the monthly debt payment to income ratio provided the file contains documentation that indicates the following: <ul style="list-style-type: none"> ○ The student loan has 10 or less monthly payments remaining until the full balance of the student loan is forgiven, canceled, discharged or in the case of an employment-contingent repayment program, paid, or ○ The monthly payment on a student loan is deferred or is in forbearance and the full balance of the student loan will be forgiven, canceled, discharged or in the case of an employment-contingent repayment program, paid, at the end of the deferment or forbearance period <p>AND</p> ○ The borrower is eligible or approved, as applicable, for the student loan forgiveness, cancelation, discharge or employment-contingent repayment program and the Seller is not aware of any circumstances that will make the borrower ineligible in the future. Evidence of eligibility or approval must come from the student loan program or the employer, as applicable. <p>Fannie Mae Files:</p> <ul style="list-style-type: none"> • If a monthly student loan payment is provided on the credit report, the lender may use that amount for qualifying purposes. • If the credit report does not reflect the correct monthly payment, the lender may use the monthly payment that is on the student loan documentation (most recent student loan statement). • If the credit report does not provide a monthly payment for the student, or if the credit report shows \$0.00 as the monthly payment, the lender must determine the qualifying monthly payment using one of the options below: <ul style="list-style-type: none"> ○ If the borrower is on an income-driven payment plan, the lender may obtain student loan documentation to verify the actual monthly payment is \$0.00. The lender may then qualify the borrower with a \$0.00 payment. ○ For deferred loans or loans in forbearance, the lender may calculate: <ul style="list-style-type: none"> ▪ A payment equal to 1% of the outstanding student loan balance (even if this amount is lower than the actual fully amortizing payment), or ▪ A fully amortizing payment using the documented loan repayment terms.



Appraisals	<p>Brokers/Non-Delegated Correspondents:</p> <ul style="list-style-type: none"> Must be ordered through GHMC approved AMC. <ul style="list-style-type: none"> N/A if Non-Delegated Correspondent has an approved AIR Policy on file. <p>Delegated Correspondents:</p> <ul style="list-style-type: none"> An appraisal update that supports the original appraised value for loans purchased more than 60 days after closing (note date to purchase date) is required. The appraisal update must be dated within 30 days of the date GHMC purchases the loan. <p>GHMC may accept a transferred appraisal on an exception basis, subject to the following requirements:</p> <ul style="list-style-type: none"> AIR Cert showing the appraisal was ordered in compliance with all guidelines and regulations. Provide the .pdf as well as the .xml appraisal file. A transfer letter from the company whose name the appraisal is currently in stating that they release all rights, title and interest in the appraisal to GHMC. Satisfactory review by Regional Underwriting Manager.
Condominiums	<ul style="list-style-type: none"> Must meet project eligibility and review requirements as described in the Fannie Mae Selling Guide or Freddie Mac Seller/Service Guide. Level of review per Agency AUS and its Selling Guide. GHMC does not submit projects for PERS review. Florida Condos limited review eligibility set at a lower LTV threshold <ul style="list-style-type: none"> New or newly converted projects are ineligible. Condos requiring PERS review are ineligible.
New Construction	<ul style="list-style-type: none"> Certificate of Occupancy required.
Assets as a Basis for Income	<p>FNMA- Employment-Related Assets as Qualifying Income</p> <ul style="list-style-type: none"> Must be an Employment Related Asset Stock options, non-vested restricted stock, lawsuits, lottery winnings, sale of real estate, inheritance, divorce proceeds, checking/savings (unless balance of checking savings was from an eligible employment-related asset (severance package or lump sum retirement distribution) are all ineligible Must be owned individually by the borrower or co-owner must also be a borrower Must be liquid and available to the borrower Borrower must have unrestricted access <p>FHLMC- Assets as a Basis for Repayment of Obligations</p> <ul style="list-style-type: none"> Assets can be in an IRS qualified Retirement account, Lump-sum distribution not deposited into qualified retirement account, Depository account and Securities or from the sale of the borrower's business. Borrower must be sole owner, must have access to withdraw funds in their entirety and fully vested <p>See FNMA Selling Guide B3-3.1-09 or FHLMC Selling Guide 5307.1 for additional complete list of eligibility and documentation requirements when using Employment Related Assets or Assets as a Basis for Repayment of Obligations to qualify not noted.</p>



Texas Refinance	<p>See the TX50(a)(6) Snapshot if the subject property is the borrower's primary residence, and either:</p> <ul style="list-style-type: none"> Refinancing an existing Texas 50(a)(6) lien in either first or subordinate position. Refinancing where the borrower receives any cash back. <p>A current TX50(a)(6) loan that is converted and closed as a TX50(a)(4) loan would follow this Snapshot.</p>													
Interested Party Contributions	<p>Interested party contributions (IPC) are permitted per Agency guidelines based on occupancy and/or LTV:</p> <table border="1"> <thead> <tr> <th>Occupancy</th> <th>LTV/CLTV</th> <th>Maximum IPC</th> </tr> </thead> <tbody> <tr> <td rowspan="3">Primary Residence or Second Home</td> <td>>90%</td> <td>3%</td> </tr> <tr> <td>76% to 90%</td> <td>6%</td> </tr> <tr> <td>≤ 75%</td> <td>9%</td> </tr> <tr> <td>Investment Property</td> <td>All</td> <td>2%</td> </tr> </tbody> </table>	Occupancy	LTV/CLTV	Maximum IPC	Primary Residence or Second Home	>90%	3%	76% to 90%	6%	≤ 75%	9%	Investment Property	All	2%
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Investment Property	All	2%												
Tax Transcripts	<ul style="list-style-type: none"> IRS form 4506C and taxpayer consent form must be signed, completed, dated, and received upon submission as well as at closing by all borrowers. IRS Transcripts required when income from an income tax return is used in qualifying. 													
Mortgage Insurance Types	<p>Guaranty Home Mortgage follows DU/DO/LPA standard coverage amount</p> <table border="1"> <thead> <tr> <th>Eligible MI</th> <th>Ineligible MI types</th> </tr> </thead> <tbody> <tr> <td> <ul style="list-style-type: none"> Borrower paid monthly premium Borrower paid single premium – lump sum Borrower paid single premium – financed LPMI single premium </td> <td> <ul style="list-style-type: none"> Reduced, custom, or minimum MI coverages with pricing adjustment Borrower paid split premium Borrower paid annual LPMI monthly or annual premium. </td> </tr> </tbody> </table>	Eligible MI	Ineligible MI types	<ul style="list-style-type: none"> Borrower paid monthly premium Borrower paid single premium – lump sum Borrower paid single premium – financed LPMI single premium 	<ul style="list-style-type: none"> Reduced, custom, or minimum MI coverages with pricing adjustment Borrower paid split premium Borrower paid annual LPMI monthly or annual premium. 									
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Closing in a Trust	<ul style="list-style-type: none"> Guaranty Home Mortgage trust review must be approved prior to issuing Clear-To-Close. Must be revocable and comply with all Agency requirements. POAs not permitted. A Certification of Trust permitted in most states. 													
Employment Offers or Contracts/ Income Commencing After the Note Date	<ul style="list-style-type: none"> FNMA – Employment Offers or Contracts – Option 2 only. FHLMC – Income Commencing after the Note Date – Option 1 only. 													
Ineligible Products	<ul style="list-style-type: none"> FNMA HomePath. FNMA My Community. FNMA Homestyle Energy Mortgage. FNMA Homestyle Renovation Mortgage. FHLMC Open Access Relief Refinance. 													
High Cost and High-Priced Loans	<p>'High Cost' loans are not permitted. Loans defined as a "Higher-Priced Mortgage Loan" or "Higher-Priced Covered Transaction" under Reg Z may be eligible on a case-by-case basis and additional restrictions apply. Certain state defined "higher-priced loans" are ineligible: AR, GA, IL, IN, KY, ME, MA, NJ, NM, NY, RI, TN.</p>													
Identity of Interest	<ul style="list-style-type: none"> Loans for second home or investment property are not eligible for purchase by GHMC if the transaction includes non-arm's length and/or at-interest characteristics. 													
Maximum Number of Loans with GHMC	<ul style="list-style-type: none"> GHMC will only finance up to 4 properties for any borrower(s). 													
Mortgage Credit Certificates	<ul style="list-style-type: none"> Mortgage Credit Certificates cannot be used for debt-to-income qualification purposes. 													



Sale of Personal Property	<ul style="list-style-type: none"> Individual purchasing the asset may not be a party to the transaction. Documentation Requirements: <ul style="list-style-type: none"> Bill of sale or statement from purchaser reflecting: <ul style="list-style-type: none"> Date of sale. Asset to be sold. Sales price. Signatures of the Buyer & Seller. Proof of ownership of the asset for all asset types that are title assets (i.e. automobiles, motorcycles etc.). The value of the asset as determined by an independent and reputable source. The lesser of the estimated value or actual sales price will be used to determine amount of funds allowed for the transaction Proof of value via third party. Document borrower's receipt of the sale proceeds (deposit slips, bank statement, copy of purchasers cancelled check or an equivalent payment source)
Escrow Holdback	<ul style="list-style-type: none"> Escrow Holdbacks for items that do not affect the safety, soundness, or structural integrity of the property, that are unable to be completed prior to closing due to inclement weather or shortage of building materials may be allowed on an exception basis. Formal exception processing is required
Sales Contract Changes/ Re-negotiated Purchase Agreements	<p>GHMC will not accept renegotiated purchase agreements that increase the sales price after the original appraisal has been completed. The Loan to Value will be based on the lower of the original purchase price or the appraised value, unless;</p> <ul style="list-style-type: none"> Re-negotiation of only seller paid closing costs and/or pre-pays where seller paid closing costs/pre-pays are common and customary for the market and supported by the comparable sale, or An amended purchase agreement for new construction property is obtained due to improvements that have been made that impact the tangible value of the property. In the event of such changes, an updated appraisal must be obtained to verify the value of modifications.
Significant Derogatory Events (Bankruptcy, Foreclosure, Short Sale and Deed in Lieu)	<ul style="list-style-type: none"> Shorter periods for extenuating circumstance are generally not allowed but may be considered based on a verifiable catastrophic life event. Second level review and approval by Underwriting Manager is required. <p>Note: Divorce is generally not considered a catastrophic life event for the purposes of reduced timelines.</p>
Termite, Septic, and Individual Water Systems	<ul style="list-style-type: none"> Inspections for termites, septic systems or individual water systems are generally not required, unless the appraiser or purchase contract notes potential issues.
Verbal Verification of Employment (VOE)	<ul style="list-style-type: none"> Self Employed borrowers: Verbal VOE to be completed within 30 days of note date.
<p>For full Agency guidelines: Fannie Mae Selling Guide ; Freddie Mac Selling Guide GHMC Overlays to guidelines are indicated with blue font.</p>	

Agency Expanded LTV Eligibility	
<p>This program applies to Fannie Mae Expanded LTV and Freddie Mac HomeOne® Mortgage programs.</p> <ul style="list-style-type: none"> All borrowers must occupy Manufactured homes ineligible 	
Eligible Transactions	
Expanded LTV	Fixed rate mortgages for Fannie Mae Expanded LTV and Freddie Mac HomeOne® Mortgage programs. These requirements are not applicable for either Fannie Mae HomeReady or Freddie Mac Home Possible.
Purchase	At least one borrower is first-time homebuyer. When all occupying borrowers are first-time homebuyers, document that at least one borrower has participated in an eligible homeownership education program.
Rate/Term Refinance	Must refinance to Agency that owns current mortgage. Obtain documentation for file to confirm current Agency owner: Fannie Mae's Loan Lookup Tool or Freddie Mac's Loan Look-Up Tool .
<p>For full Agency guidelines: Fannie Mae Selling Guide ; Freddie Mac Selling Guide GHMC Overlays to guidelines are indicated with blue font.</p>	

