

| FNMA and FHLMC Conventional Matrix | | | | | | | | | |
|---|--------------|--|---------------------|---|---------|--|---------|---|---------|
| Transaction Type | Loan Balance | FNMA Conventional Maximum DTI per DU Findings | | FHLMC Conventional Maximum DTI per LP Findings | | FNMA ARM (DU) Maximum DTI per DU Findings | | FHLMC ARM (LP) Maximum DTI per LP Findings | |
| | | Units | Max LTV | Units | Max LTV | Units | Max LTV | Units | Max LTV |
| Owner Occupied Principal Residence | | | | | | | | | |
| Purchase or Limited Cash-Out Refinance | Conforming | 1 | 95/97% ¹ | 1 | 95% | Currently Not Offered | | | |
| | | 2 | 85% | 2 | 85% | | | | |
| | | 3-4 | 75% | 3-4 | 80% | | | | |
| | High Balance | 1 | 95% | 1 | 95% | | | | |
| | | 2 | 85% | 2 | 85% | | | | |
| | | 3-4 | 75% | 3-4 | 80% | | | | |
| Cash-Out Refinance | Conforming | 1 | 80% | 1 | 80% | | | | |
| | | 2-4 | 75% | 2-4 | 75% | | | | |
| | High Balance | 1 | 80% | 1 | 80% | | | | |
| | | 2-4 | 75% | 2-4 | 75% | | | | |
| Second Home | | | | | | | | | |
| Purchase or Limited Cash-Out Refi | Conforming | 1 | 90% | 1 | 90% | Currently Not Offered | | | |
| | High Balance | 1 | 90% | 1 | 90% | | | | |
| Cash-Out Refinance | Conforming | 1 | 75% | 1 | 75% | | | | |
| | High Balance | 1 | 75% | 1 | 75% | | | | |
| Investment Property | | | | | | | | | |
| Purchase | Conforming | 1 | 85% | 1 | 85% | Currently Not Offered | | | |
| | | 2-4 | 75% | 2-4 | 75% | | | | |
| | High Balance | 1 | 80% | 1 | 80% | | | | |
| | | 2-4 | 75% | 2-4 | 75% | | | | |
| Limited Cash-Out Refinance | Conforming | 1 | 75% | 1 | 80% | | | | |
| | | 2-4 | 75% | 2-4 | 75% | | | | |
| | High Balance | 1 | 75% | 1 | 80% | | | | |
| | | 2-4 | 75% | 2-4 | 75% | | | | |
| Cash-Out Refinance | Conforming | 1 | 75% | 1 | 75% | | | | |
| | | 2-4 | 70% | 2-4 | 70% | | | | |
| | High Balance | 1 | 75% | 1 | 75% | | | | |
| | | 2-4 | 70% | 2-4 | 70% | | | | |
| HomeReady / Home Possible | | | | | | | | | |
| Transaction Type | Loan Balance | HomeReady Maximum DTI per DU Findings | | Home Possible Maximum DTI per LP Findings | | | | | |
| | | Units | Max LTV | Units | Max LTV | | | | |
| Owner Occupied Principal Residence | | | | | | | | | |
| Purchase or Limited Cash-Out Refinance | Conforming | 1 | 97% ¹ | 1 | 97% | | | | |
| | | 2 | 85% | 2 | 85% | | | | |
| | | 3-4 | 75% | 3-4 | 80% | | | | |

1. Maximum 97% LTV for MH Advantage Manufactured Home Properties - Non Occupying Co-borrowers are not permitted on LTV > 95%.

Program Notes

Unless Otherwise Noted - WestGen follows FNMA Guidelines for all Conventional Loans

Underwriting

- 620 Minimum Credit Score
- All Loans Must Receive a DU Approve/Eligible or LP Accept Eligible
- No Manual Underwrites
- No Extenuating Circumstance Loans
- Minimum Loan Amount \$50,000

Unless Otherwise Noted - WestGen follows FNMA Guidelines for all Conventional Loans

| | |
|------------------------------|---|
| Borrower Eligibility | <ul style="list-style-type: none"> ▪ US Citizens ▪ Permanent Resident and Non-Permanent Resident Aliens ▪ Inter Vivos Revocable Trusts ▪ Non-Occupant Co-Borrowers |
| Eligible Properties | <ul style="list-style-type: none"> ▪ Single Family Detached ▪ Single Family Attached ▪ 2–4 Unit Detached/Attached ▪ Planned Unit Developments ▪ Low-rise and High-rise Condominiums (including manufactured homes zoned as a condo) ▪ Rural Properties ▪ Manufactured Homes (if located in flood zone - subject to elevation certification) - ≤ Double Wide Only |
| Ineligible Properties | <ul style="list-style-type: none"> ▪ Condotels/Hotel Condominiums ▪ Mobile Homes ▪ Multi-Unit Manufactured Homes ▪ Timeshares, Houseboats, and Boat Slips ▪ Unimproved Land ▪ Properties that are not readily accessible by roads that meet local standards ▪ Income Producing Properties including Agricultural Properties such as farms or ranches ▪ Bed and Breakfast Properties ▪ Boarding Houses ▪ Properties not suitable for year-round occupancy regardless of location |
| State Restrictions | Texas 50 (a) (6) Refinance Mortgages are allowed to a maximum LTV of 80% |