

| PRIME CONFORMING DU PROGRAM |      |           |                            |                |
|-----------------------------|------|-----------|----------------------------|----------------|
| PURCHASE                    |      |           |                            |                |
|                             |      |           | FIXED                      | ARM            |
| Occupancy                   | Unit | Min. FICO | LTV/CLTV/HCLTV             | LTV/CLTV/HCLTV |
| Primary                     | 1    | 620       | 97%/97%/97% <sup>(1)</sup> | 95%/95%/95%    |
|                             | 2    | 620       | 95%/95%/95%                | 95%/95%/95%    |
|                             | 3-4  | 620       | 95%/95%/95%                | 95%/95%/95%    |
| Second Home                 | 1    | 620       | 90%/90%/90%                | 90%/90%/90%    |
| Investment                  | 1    | 620       | 80%/85%/85%                | 80%/85%/85%    |
|                             | 2-4  | 620       | 75%/75%/75%                | 75%/75%/75%    |
| RATE/TERM REFINANCE         |      |           |                            |                |
|                             |      |           | FIXED                      | ARM            |
| Occupancy                   | Unit | Min. FICO | LTV/CLTV/HCLTV             | LTV/CLTV/HCLTV |
| Primary                     | 1    | 620       | 97%/97%/97% <sup>(1)</sup> | 90%/90%/90%    |
|                             | 2    | 620       | 95%/95%/95%                | 95%/95%/95%    |
|                             | 3-4  | 620       | 95%/95%/95%                | 95%/95%/95%    |
| Second Home                 | 1    | 620       | 90%/90%/90%                | 90%/90%/90%    |
| Investment                  | 1-4  | 620       | 75%/75%/75%                | 75%/75%/75%    |
| CASH OUT REFINANCE          |      |           |                            |                |
|                             |      |           | FIXED                      | ARM            |
| Occupancy                   | Unit | Min. FICO | LTV/CLTV/HCLTV             | LTV/CLTV/HCLTV |
| Primary                     | 1    | 620       | 80%/80%/80%                | 80%/80%/80%    |
|                             | 2-4  | 620       | 75%/75%/75%                | 75%/75%/75%    |
| Second Home                 | 1    | 620       | 75%/75%/75%                | 75%/75%/75%    |
| Investment                  | 1    | 620       | 75%/75%/75%                | 75%/75%/75%    |
|                             | 2-4  | 620       | 70%/70%/70%                | 70%/70%/70%    |

(1) LTV/CLTV/HCLTVs > 95% have the following restrictions:

- At least one borrower must be first time borrower; and
- unit primary residence only; and
- A minimum FICO of 660 is required; and
- Maximum DTI is 43%; and
- For a refinance transaction, Loan file must be documented to reflect that the existing loan is owned (or securitized) by Fannie Mae.

| 5 to 10 financed properties (DU Only) |      |           |                |                |
|---------------------------------------|------|-----------|----------------|----------------|
| PURCHASE                              |      |           |                |                |
|                                       |      |           | FIXED          | ARM            |
| Occupancy                             | Unit | Min. FICO | LTV/CLTV/HCLTV | LTV/CLTV/HCLTV |
| Second Home                           | 1    | 720       | 90%/90%/90%    | 90%/90%/90%    |
| Investment                            | 1    | 720       | 85%/85%/85%    | 85%/85%/85%    |
|                                       | 2-4  | 720       | 75%/75%/75%    | 75%/75%/75%    |
| RATE/TERM REFINANCE                   |      |           |                |                |
|                                       |      |           | FIXED          | ARM            |
| Occupancy                             | Unit | Min. FICO | LTV/CLTV/HCLTV | LTV/CLTV/HCLTV |
| Second Home                           | 1    | 720       | 90%/90%/90%    | 90%/90%/90%    |
| Investment                            | 1    | 720       | 75%/75%/75%    | 75%/75%/75%    |
|                                       | 2-4  | 720       | 75%/75%/75%    | 75%/75%/75%    |
| CASH OUT REFINANCE                    |      |           |                |                |
|                                       |      |           | FIXED          | ARM            |
| Occupancy                             | Unit | Min. FICO | LTV/CLTV/HCLTV | LTV/CLTV/HCLTV |
| Second Home                           | 1    | 720       | 75%/75%/75%    | 75%/75%/75%    |
| Investment                            | 1    | 720       | 75%/75%/75%    | 75%/75%/75%    |
|                                       | 2-4  | 720       | 70%/70%/70%    | 70%/70%/70%    |

Cash-out is eligible using the Delayed Financing Option ONLY, refer to Financing Type – Delayed Financing Exception for eligibility requirements