

FREDDIE MAC CONFORMING AND SUPER CONFORMING PROGRAMS

General

Conforming Terms Available	Fixed Rate: 30, 25, 20, 15- and 10-Year ARM: Not Currently Offered
Super Conforming Terms Available	Fixed Rate: 15- and 30-Year ARM: Not Currently Offered
AUS	LPA Accept/Eligible Only (manual underwrite not available)
Minimum Credit Score	620

Loan Limits

State/Country Limits of Conforming Loans – Please click [here](#) to obtain conforming loan limits by State and County

Units	Baseline Loan Limits ¹	Baseline Conforming Loan Limits ²	AK/Guam, HI, US Virgin Island
1	\$647,200	\$970,800	<ul style="list-style-type: none"> Baseline conforming loan limits will be 50% higher than those listed here There are no super conforming limits specific to Alaska, Hawaii, Guam or the U.S. Virgin Islands for 2022
2	\$828,700	\$1,243,050	
3	\$1,001,650	\$1,502,475	
4	\$1,244,850	\$1,867,275	

¹ Except for Mortgages secured by properties in Alaska, Hawaii, Guam and the U.S. Virgin Islands.

² Actual conforming loan limits for specific counties in high-cost areas may be lower than the amounts listed above.

LOAN PRODUCTS

Loan Product Conforming/ Super Conforming	Purpose	Minimum Score*	Unit	Maximum LTV/TLTV/HTLTV
Primary Residence	Purchase or Rate and Term Refinance	620	1	95%
			2	85%
			3-4	80%
	Cash-Out	620	1	80%
	2-4		75%	

N2 Funding Freddie Mac Product Matrix

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LOAN PRODUCTS (Continued)						
Loan Product Conforming/ Super Conforming	Purpose	Minimum Score*		Unit	Maximum LTV/TLTV/HTLTV	
2nd Home	Purchase or Rate and Term Refinance	620		1	90%	
	Cash Out Refinance	620		1	75%	
Investment Property	Purchase	620		1	85%	
				2-4	75%	
	Rate and Term Refinance	620		1	85%	
				2-4	75%	
	Cash-Out Refinance	620		1	75%	
				2-4	70%	
Loan Product Home Possible	Purchase			No Cash-Out Refinance		
	Product	Max LTV/TLTV/HTLTV		Product	Max LTV/TLTV/HTLTV	
		Single Lien	w/DPA 2 ND *		Single Lien	w/DPA 2 ND *
Primary Residence SFR/PUD/CONDO	Conforming	95.01% – 97%	97%/105%	Conforming	95.01%-97%	97%/105%
	Super Conforming	95%	95%/105%	Super Conforming	95%	95%/105%
Primary Residence 2-4 Units	Conforming	85%/95%/95%	N/A	Conforming	85%/95%/95%	N/A
* With Affordable Seconds® secondary financing when the first lien is a fixed-rate mortgage. Must comply with all requirements per FHLMC Home Possible Product Page: https://sf.freddie.mac.com/content/assets/resources/pdf/fact-sheet/home_possible_factsheet.pdf						
Loan Product Manufactured Housing	Purpose	Minimum Score*		Unit	Maximum LTV/TLTV/HTLTV	
Primary Residence	Purchase or Rate and Term Refinance	620		1	95%	
	Cash-Out Refinance (Term <= 20)	620		1	65%	
2nd Home	Purchase or Rate and Term Refinance	620		1	85%	

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MISCELLANEOUS

Characteristics	Parameters														
Appraisals	<ul style="list-style-type: none"> • Full Interior and Exterior Appraisal that meets Freddie Mac requirements. • Automated Collateral Evaluation (ACE) allowed when applicable. • Appraisal transfers allowed. 														
AUS	<ul style="list-style-type: none"> • Loan Prospector with "Accept" Recommendation is required. • Manual underwrites are not eligible. 														
Borrower Eligibility	<ul style="list-style-type: none"> • The proposed Borrower is required to have legal residency of USA. He/she can be a Citizen, permanent or non-permanent resident alien with proof of lawful permanent residence. • Social Security Number is required (no ITINs). • Foreign nationals shall not be allowed for mortgage financing. 														
Condominiums	<p>Loan Product Advisor (LPA) determines the level of review required in most cases.</p> <ul style="list-style-type: none"> • Streamlined Review for Established Condo Projects: <table border="1" style="margin-left: 20px;"> <thead> <tr> <th rowspan="2" style="text-align: center;">Occupancy Type</th> <th colspan="2" style="text-align: center;">Maximum LTV/TLTV/HTLTV Ratios</th> </tr> <tr> <th style="text-align: center;">Projects not located in Florida</th> <th style="text-align: center;">Projects located in Florida</th> </tr> </thead> <tbody> <tr> <td>Primary Residence</td> <td style="text-align: center;">90%</td> <td style="text-align: center;">75/90/90%</td> </tr> <tr> <td>Second Home</td> <td style="text-align: center;">75%</td> <td style="text-align: center;">70/75/75%</td> </tr> <tr> <td>Investment Property</td> <td style="text-align: center;">75%</td> <td style="text-align: center;">70/75/75%</td> </tr> </tbody> </table> • New and Newly Converted Condo Project Require Project Eligibility Review Service (PERS) Approval. • Established Condominium Projects are eligible for Full Review when LPA does not return Streamline Review eligibility. 	Occupancy Type	Maximum LTV/TLTV/HTLTV Ratios		Projects not located in Florida	Projects located in Florida	Primary Residence	90%	75/90/90%	Second Home	75%	70/75/75%	Investment Property	75%	70/75/75%
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Primary Residence	90%	75/90/90%													
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Investment Property	75%	70/75/75%													
Continuity of Obligation	<p>When an existing Mortgage will be satisfied as a result of a Refinance transaction, one of the following requirements must be met:</p> <ul style="list-style-type: none"> • At least one Borrower on the Refinance Mortgage was a Borrower on the Mortgage being Refinanced, or • At least one Borrower on the Refinance Mortgage held title to and resided in the Mortgaged Premises as a Primary Residence for the most recent 12-month period and the Mortgage file contains documentation evidencing that the Borrower, either: 														

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MISCELLANEOUS (Continued)	
Characteristics	Parameters
Continuity of Obligation <i>(Continued)</i>	<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 a Related Person to a Borrower on the Mortgage being Refinanced; or - At least one Borrower on the Refinance Mortgage inherited or was legally awarded Mortgaged Premises (E.g., in the case of divorce, separation or dissolution of a domestic partnership).
Credit Score	All Borrowers must have a valid credit score
DTI Ratios	Per LPA
4506-C Transcripts	<p>IRS tax transcripts are required when qualifying with any of the following:</p> <ol style="list-style-type: none"> 1. Self-employed income 2. Commission income greater than 25% of the Borrower’s total earnings 3. Rental income documented on Schedule E 4. Employed by a family-owned business 5. Fixed income when the 1040s are used in lieu of alternative documentation <p>W2 or 1099 transcripts are not required for:</p> <ol style="list-style-type: none"> 1. Wage-earners. 2. Fixed income (e.g. long-term disability, social security, retirement, etc.) if alternative documents such as award letter, social security benefits letter, 1099, or bank statements are provided. 3. Commission income less than 25% of the Borrower’s total earnings. <p>Tax transcripts are still required when the following is used to qualify:</p> <ol style="list-style-type: none"> 1. Non-taxable income, other than VA disability income, is grossed up 2. Other income types such as auto allowance, capital gains/losses, dividend/interest, or farm income/loss 3. Handwritten income documentation 4. Loan files where there is relationship between the Borrower and an interested party of the subject transaction such as Seller, or Loan Officer, or employee of a Mortgage Broker; or Seller has relationship to the Loan Officer

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MISCELLANEOUS *(Continued)*

Characteristics	Parameters
<p align="center">Employment/Income Verification</p>	<ul style="list-style-type: none"> • For salaried employees, the Verbal Verification of Employment (VVOE) must be completed within 10 business days prior to the Promissory Note date. • For self-employed Borrowers: <ul style="list-style-type: none"> – Sellers must verify the existence of the Borrower's business within 120 calendar days prior to the Note date and document the source of the information obtained: <ul style="list-style-type: none"> ▪ From a third party, such as a CPA, regulatory agency or the applicable licensing bureau. ▪ By verifying a phone listing and address for the Borrower's business using a telephone book, the Internet, or directory assistance. – Sellers are required to verify Borrower's self-employed business is open and operating within 10 days of the Promissory Note date. • For Borrowers in the military, a military Leave and Earnings Statement dated within 30 days prior to the Promissory Note date is acceptable in lieu of a verbal verification of employment.
<p align="center">Student Loan Debt Calculation</p>	<ul style="list-style-type: none"> • Student Loans in Repayment, Deferment or Forbearance: <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. • Student Loan Forgiveness, Cancellation, Discharge and Employment-Contingent Repayment Programs: <ul style="list-style-type: none"> – The student loan payment may be excluded from the monthly debt payment-to-income ratio provided the mortgage 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.

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MISCELLANEOUS *(Continued)*

Characteristics	Parameters														
<p>Student Loan Debt Calculation <i>(Continued)</i></p>	<p>AND</p> <ul style="list-style-type: none"> The Borrower is eligible or approved, as applicable, for the student loan forgiveness, cancellation, 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>Escrow Holdback</p>	<ul style="list-style-type: none"> For Minor Repairs where completion within 10 days of funding. Must be approved by Underwriting Manager. 														
<p>Financing Concessions</p>	<ul style="list-style-type: none"> Financing concessions for Primary Residences and Second Homes must be within the following allowable percentages: <ul style="list-style-type: none"> 9% of value with LTV/CLTV ratios less than or equal to 75% 6% of value with LTV/CLTV ratios greater than 75% up to and including 90% 3% of value with LTV/CLTV ratios greater than 90% The maximum financing concession for Investment Properties is 2% of value regardless of LTV ratio. The property Seller can pay up to 12 months' future HOA dues, per Freddie Mac guidelines. Amount of HOA dues must meet IPC limits. See Freddie Mac's Seller's Guide – Section 25.3 for additional details. 														
<p>Gifts Including Gift of Equity</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="background-color: #d9e1f2;">Occupancy Type</th> <th style="background-color: #d9e1f2;">< 80% LTV,TLTV,HTLTV</th> <th style="background-color: #d9e1f2;">>80% LTV,TLTV,HTLTV</th> </tr> </thead> <tbody> <tr> <td>Primary Residence</td> <td>None, all funds OK to gift</td> <td>None, all funds ok to gift</td> </tr> <tr> <td>Second Home</td> <td>None, all funds OK to gift</td> <td>5% Min Borrower Contribution</td> </tr> <tr> <td>Investment Property</td> <td>Not Allowed</td> <td>Not Allowed</td> </tr> </tbody> </table> <p>DOCUMENTATION REQUIREMENTS</p> <p>A Gift Letter signed by the Donor stating:</p> <ul style="list-style-type: none"> The Donor's name and that the funds are given by a Related Person The Donor's mailing address and telephone number The amount of the gift funds or gift of equity That the gift funds or gift of equity are a gift that does not have to be repaid 			Occupancy Type	< 80% LTV,TLTV,HTLTV	>80% LTV,TLTV,HTLTV	Primary Residence	None, all funds OK to gift	None, all funds ok to gift	Second Home	None, all funds OK to gift	5% Min Borrower Contribution	Investment Property	Not Allowed	Not Allowed
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MISCELLANEOUS (Continued)	
Characteristics	Parameters
<p>Gifts Including Gift of Equity <i>(Continued)</i></p>	<p>VERIFICATION REQUIREMENTS</p> <p>If the verification provided in the mortgage file does not show evidence that the gift funds have been deposited in the Borrower’s account, the Borrower must provide evidence of the transfer of funds from the Donor to the Borrower.</p>
<p>Loan Purpose</p>	<ul style="list-style-type: none"> • Purchase • Limited Cash-Out/Rate & Term Refinance: Proceeds can be used to: <ul style="list-style-type: none"> – Pay off a First Mortgage. – Pay off any Junior Liens related to the purchase of the subject property. – Pay related closing costs and prepaid items. – Disburse cash out to the Borrower in an amount not to exceed 2% of the new Mortgage or \$2,000, whichever is less. • Cash-Out: <ul style="list-style-type: none"> – A 6-month seasoning is required, measured from Settlement date to the Promissory Note date of the CashOut Refinance Mortgage, unless at least one Borrower on the Refinance Mortgage inherited or was legally awarded the subject property (for example, in the case of divorce, separation or dissolution of a domestic partnership), or delayed financing is met. – Freddie Mac's delayed financing provision is acceptable if all of the following conditions are met: <ul style="list-style-type: none"> ▪ The executed Closing Disclosure from the Purchase transaction must reflect that no financing secured by the subject property was used to purchase the subject property. ▪ The preliminary title report for the Refinance transaction must reflect the Borrower as the owner of the subject property and must reflect that there are no liens on the property. ▪ The source of funds used to purchase the subject property must be fully documented. ▪ If funds were borrowed to purchase the subject property, those funds must be repaid and reflected on the Closing Disclosure for the Refinance transaction ▪ There must be no affiliation or relationship between the Buyer and the Seller. ▪ The Cash-Out Refinance Mortgage must comply with the applicable LTV/CLTV/HTLTV ratio limits and all other Freddie Mac requirements.

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MISCELLANEOUS (Continued)	
Characteristics	Parameters
Loan Purpose <i>(Continued)</i>	<ul style="list-style-type: none"> ▪ The amount of the Cash-Out Refinance Mortgage must not exceed the sum of the original purchase price and related closing costs, financing costs and prepaids/escrows as documented by the Closing Disclosure for the Purchase transaction, less any gift funds used to purchase the subject property. ▪ All Refinance transactions must meet Continuity of Obligation requirements.
Occupancy	<ul style="list-style-type: none"> • Primary Residence: 1 - 4 units • Second Home: 1 unit only • Investment Property: 1 - 4 units
Properties - Eligible	<ul style="list-style-type: none"> • Single Family attached/detached single unit • 2 – 4 unit attached/detached • Planned Unit Development (PUD) • Manufactured Homes – Double Wide Only; Minimum of 600 square feet • Low-rise and high-rise Condominiums (must be Freddie Mac eligible) • Rural properties (in accordance with Freddie Mac guidelines, loans must be residential in nature) • Leaseholds, provide Freddie Mac Ground Lease Analysis (Form 461)
Properties - Ineligible	<ul style="list-style-type: none"> • Mobile homes • Commercial including bed/breakfast, boarding houses etc. • Mixed use • Non-traditional home types (log & dome homes) • Historic homes • Manufactured homes with deed restrictions, Single-Wide, Condo, Leasehold, and properties in a 100-year flood plain • Cooperative • Timeshares • Unimproved land • Land Trust • Condotels • Working farms and ranches • Property currently in litigation • Condition Rating of C5/C6 or a quality rating of Q6

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MISCELLANEOUS *(Continued)*

Characteristics	Parameters								
Recently Listed Properties	The subject property must not be currently listed for sale. It must be taken off of the market on or before the disbursement date of the new Mortgage loan. Borrower must confirm their intent to occupy the subject property (for Principal Residence transactions).								
Rental Income Calculation	<ul style="list-style-type: none"> • Rental Income Eligibility: Rental income generated from the following property and occupancy types may be considered when determining the stable monthly income: <ul style="list-style-type: none"> - 1-unit Primary Residence (rental income is eligible from a live-in aide) - 2- to 4-unit Primary Residence (rental income is eligible from units that are not occupied by the Borrower) - Subject 1- to 4-unit Investment Property - Non-subject Investment Property owned by the Borrower (not restricted to residential property (e.g., commercial permitted)) • Rental income from the Borrower's 2- to 4-unit Primary Residence, subject 1- to 4-unit Investment Property and non-subject Investment Property: <table border="1" style="margin-left: 40px;"> <thead> <tr> <th colspan="2" style="background-color: #d9e1f2;">Net Rental Income</th> </tr> </thead> <tbody> <tr> <td>Rental Income Source</td> <td>Calculation requirements</td> </tr> <tr> <td>Lease</td> <td>75% of the gross monthly rent or gross monthly market rent.</td> </tr> <tr> <td>Forms 72 or 1000</td> <td>The 25% adjustment is made to compensate for vacancies, operating and maintenance costs and any other unexpected expenses.</td> </tr> </tbody> </table>	Net Rental Income		Rental Income Source	Calculation requirements	Lease	75% of the gross monthly rent or gross monthly market rent.	Forms 72 or 1000	The 25% adjustment is made to compensate for vacancies, operating and maintenance costs and any other unexpected expenses.
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MISCELLANEOUS *(Continued)*

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MISCELLANEOUS (Continued)

Characteristics	Parameters
<p>Reserves</p>	<p>Per LPA</p> <ul style="list-style-type: none"> • Reserves requirement must be met, per Freddie Mac guidelines: <ul style="list-style-type: none"> – Must be based upon the full monthly payment amount for the property. Monthly payment amount is defined as the sum of the following monthly charges: <ul style="list-style-type: none"> ▪ Principal and interest payments on the Mortgage ▪ Property hazard insurance premiums ▪ Real estate taxes ▪ When applicable: <ul style="list-style-type: none"> ○ Mortgage insurance premiums ○ Leasehold payments ○ HOA dues (excluding utility charges) ○ Payments on secondary financing • Second Homes: Reserves equal to two (2) full monthly payments for the mortgaged premises, reserves equal to two (2) full monthly payments for each other financed Second Home and 1- to 4-unit Investment Property in which the Borrower has an ownership interest or on which the Borrower is obligated. • Non-Owner Occupied: Reserves equal to six (6) full monthly payments for the mortgaged premises that could be used to supplement payments during vacancies and make regular and emergency repairs to the subject property as necessary and reserves equal to two (2) full monthly payments for each other financed Second Home and 1- to 4-unit Investment Property.

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