

FANNIE MAE DIRECT | STANDARD CONFORMING & HIGH BALANCE

ARM ELIGIBILITY MATRIX

PRIMARY RESIDENCE | PURCHASE, RATE AND TERM REFINANCE & CASH-OUT REFINANCE

Transaction Type	Units	Minimum FICO	Maximum LTV/CLTV/HCLTV <u>without</u> Subordinate Financing	Maximum LTV/CLTV/HCLTV <u>with</u> Subordinate Financing
Purchase & Rate and Term Refinance	1	620	90%	90%/90%
	2		75%	75%/75%
	3-4		65%	65%/65%
Cash-Out Refinance	1		75%	75%/75%
	2-4		65%	65%/65%

SECOND HOME | PURCHASE, RATE AND TERM REFINANCE & CASH-OUT REFINANCE

Transaction Type	Units	Minimum FICO	Maximum LTV/CLTV/HCLTV <u>without</u> Subordinate Financing	Maximum LTV/CLTV/HCLTV <u>with</u> Subordinate Financing
Purchase & Rate and Term Refinance	1	620	80%	80%/80%
Cash-Out Refinance			65%	65%/65%

INVESTMENT | PURCHASE, RATE AND TERM REFINANCE, CASH-OUT REFINANCE

Transaction Type	Units	Minimum FICO	Maximum LTV/CLTV/HCLTV <u>without</u> Subordinate Financing	Maximum LTV/CLTV/HCLTV <u>with</u> Subordinate Financing
Purchase	1	620	75%	75%/75%
	2-4		65%	65%/65%
Rate and Term Refinance	1-4		65%	65%/65%
Cash-Out Refinance	1		65%	65%/65%
	2-4		60%	60%/60%

[https://www.fanniemae.com/content/eligibility\\_information/eligibility-matrix.pdf](https://www.fanniemae.com/content/eligibility_information/eligibility-matrix.pdf)

[https://www.fanniemae.com/content/fact\\_sheet/high-balance-loan-matrix.pdf](https://www.fanniemae.com/content/fact_sheet/high-balance-loan-matrix.pdf)

FANNIE MAE DIRECT

ARM REQUIREMENTS

ALL FIXED RATE PROGRAM GUIDES APPLY TO THE ARM PROGRAM ALONG WITH THE FOLLOWING ADDITIONS.

<p><b>INTEREST RATE ADJUSTMENT CAPS</b></p>	<ul style="list-style-type: none"> <li>» <b>5/1 ARM Fully Amortized:</b> <ul style="list-style-type: none"> <li>- Initial: 2% up/down.</li> <li>- Subsequent: 2% up/down.</li> <li>- Lifetime: 5% up.</li> </ul> </li> <li>» <b>7/1 ARM Fully Amortized:</b> <ul style="list-style-type: none"> <li>- Initial: 5% up/down.</li> <li>- Subsequent: 2% up/down.</li> <li>- Lifetime: 5% up.</li> </ul> </li> <li>» <b>10/1 ARM Fully Amortized:</b> <ul style="list-style-type: none"> <li>- Initial: 5% up/down.</li> <li>- Subsequent: 2% up/down.</li> <li>- Lifetime: 5% up.</li> </ul> </li> </ul>
<p><b>MARGIN</b></p>	<ul style="list-style-type: none"> <li>» <b>2.25</b></li> </ul>
<p><b>INDEX</b></p>	<ul style="list-style-type: none"> <li>» <b>1-Year LIBOR (London InterBank Offer Rate)</b></li> </ul>
<p><b>INTEREST RATE FLOOR</b></p>	<ul style="list-style-type: none"> <li>» <b>Equal to the margin</b></li> </ul>
<p><b>CHANGE DATES</b></p>	<ul style="list-style-type: none"> <li>» <b>5/1 ARM Fully Amortized:</b> <ul style="list-style-type: none"> <li>- The first Change Date is the 60th payment due date. Subsequent Change Dates are every twelve (12) months thereafter.</li> </ul> </li> <li>» <b>7/1 ARM Fully Amortized:</b> <ul style="list-style-type: none"> <li>- The first Change Date is the 84th payment due date. Subsequent Change Dates are every twelve (12) months thereafter.</li> </ul> </li> <li>» <b>10/1 ARM Fully Amortized:</b> <ul style="list-style-type: none"> <li>- The first Change Date is the 120th payment due date. Subsequent Change Dates are every twelve (12) months thereafter.</li> </ul> </li> </ul>
<p><b>CAPS</b></p>	<ul style="list-style-type: none"> <li>» <b>5/1 Libor ARM: 2 / 2 / 5%</b></li> </ul>
<p><b>CAPS</b></p>	<ul style="list-style-type: none"> <li>» <b>7/1 &amp; 10/1 Libor ARM: 2 / 5 / 5%</b></li> </ul>
<p><b>MARGINS</b></p>	<ul style="list-style-type: none"> <li>» <b>5/1, 7,1 &amp; 10/1: 2.25%</b></li> </ul>
<p><b>MARGINS</b></p>	<ul style="list-style-type: none"> <li>» <b>The Floor is the margin.</b></li> </ul>
<p><b>ARM LOOK BACK PERIOD:</b></p>	<ul style="list-style-type: none"> <li>» <b>45 days</b></li> </ul>
<p><b>CONVERSION OPTION</b></p>	<ul style="list-style-type: none"> <li>» <b>None Available</b></li> </ul>
<p><b>ASSUMPTION</b></p>	<ul style="list-style-type: none"> <li>» <b>Assumable</b></li> </ul>
<p><b>QUALIFYING RATIOS</b></p>	<ul style="list-style-type: none"> <li>» <b>5/1 ARM:</b> <ul style="list-style-type: none"> <li>- Qualify at the higher of the Note rate plus 2% or the fully indexed rate</li> </ul> </li> <li>» <b>7/1 &amp; 10/1 ARM:</b> <ul style="list-style-type: none"> <li>- Qualify at the higher of the Note rate or the fully indexed rate.</li> </ul> </li> </ul>
<p><b>TERM</b></p>	<ul style="list-style-type: none"> <li>» <b>30 year only</b></li> </ul>