



## Conforming Home Possible Profile: Correspondent

NewRez overlays are identified with yellow highlighting

ELIGIBILITY MATRIX Excludes Manufactured Housing						
Units	Transaction Type	Occupancy	Credit Score	Fixed Rate	ARM	DTI
				LTV/CLTV	LTV/CLTV	
1	Purchase and Rate & Term Refi	Primary Residence	620	97% <sup>1</sup>	95%	Per LPA <sup>2</sup>
2				85%/95%	85%/95%	
3-4				85%/95%	75%	
<sup>1</sup> <b>95.01%-97% LTV/CLTV</b> <ul style="list-style-type: none"> <li>Max 105% CLTV with Affordable Second</li> <li>Non-occupant co-borrower               <ul style="list-style-type: none"> <li>Max 95% LTV/CLTV</li> <li>105% CLTV with Affordable Second</li> </ul> </li> <li>Super Conforming not permitted</li> </ul> <sup>2</sup> West Virginia: Max 50% DTI						

MANUFACTURED HOUSING ELIGIBILITY MATRIX						
Units	Transaction Type	Occupancy	Credit Score	Fixed Rate	ARM	DTI
				LTV/CLTV	LTV/CLTV	
1	Purchase and Rate & Term Refi	Primary Residence	640	95%	95%	Per LPA <sup>1</sup>
<ul style="list-style-type: none"> <li>Not permitted               <ul style="list-style-type: none"> <li>5/6 ARMs</li> </ul> </li> </ul> <sup>1</sup> West Virginia: Max 50% DTI						

Information is accurate as of the date of publishing and is subject to change without notice. The overlays outlined in this matrix and on our overlay matrix apply to agency loans submitted to DU/LPA. In addition to applying NewRez specific overlays, all loans submitted to DU must comply with the DU Findings and Fannie Mae requirements and that all loans submitted to LPA comply with the LPA Findings and Freddie Mac requirements. This document should not be relied upon or treated as legal advice. **Guidelines subject to change without notice**; Printed copies may not be the most current version. For the most current version, always refer to the online version



## Conforming Home Possible Profile: Correspondent

NewRez overlays are identified with yellow highlighting

1. Loan Terms
2. Product Codes
3. ARM Information
4. Temporary Buydown
5. Net Tangible Benefit (NTB)
6. Loan Limits
7. Eligible AUS Decision
8. Ineligible AUS Decisions
9. Manual Underwrite
10. Qualifying Rate
11. Types of Financing
12. Incidental Cash Back
13. Texas Owner-Occupied Properties
14. Properties Listed for Sale
15. Eligible Subordinate Financing
16. Ineligible Subordinate Financing
17. Occupancy
18. Eligible Property Types
19. Ineligible Property Types
20. Ineligible States
21. Eligible Borrowers
22. Non-Occupant Co-Borrower
23. Housing Payment History
24. Borrower Contribution
25. Cash on Hand
26. Down Payment Assistance
27. Seller Contributions
28. Reserves
29. Sweat Equity
30. Income Requirements and Limits
31. Rental Income from Boarder
32. IRS Form 4506-C
33. Number of Financed Properties
34. Appraisals
35. Escrow Waivers
36. Power of Attorney
37. Principal Curtailment
38. Home Ownership Education/ Counseling
39. Landlord Education
40. MI Eligible Providers
41. MI Eligible Programs
42. MI Ineligible Programs
43. MI Coverage
44. Ineligible Programs
45. Version History

Information is accurate as of the date of publishing and is subject to change without notice. The overlays outlined in this matrix and on our overlay matrix apply to agency loans submitted to DU/LPA. In addition to applying NewRez specific overlays, all loans submitted to DU must comply with the DU Findings and Fannie Mae requirements and that all loans submitted to LPA comply with the LPA Findings and Freddie Mac requirements. This document should not be relied upon or treated as legal advice. **Guidelines subject to change without notice**; Printed copies may not be the most current version. For the most current version, always refer to the online version



## Conforming Home Possible Profile: Correspondent

NewRez overlays are identified with yellow highlighting

<b>1. Loan Terms</b>	<ul style="list-style-type: none"> <li>Fixed Rate: 10- to 30-year terms in annual increments</li> <li>ARMs: 30-year term               <ul style="list-style-type: none"> <li>Not permitted for manufactured housing</li> </ul> </li> </ul>				
<b>2. Product Codes</b>	II8 Home Possible 30-year Fixed	2277 FHLMC Home Possible 5/6 SOFR ARM 2-1-5			
	JJ6 Home Possible 30-year Fixed with Affordable Second	2278 FHLMC Home Possible 7/6 SOFR ARM 5-1-5			
	JJ7 Home Possible 30-year Fixed LPMI	2279 FHLMC Home Possible 10/6 SOFR ARM 5-1-5			
<b>3. ARM Information</b>	Index	The 30-day average of the overnight Secured Overnight Financing Rate (SOFR) as published by the Federal Reserve Bank of New York			
	Margin	3.00%			
	Life Floor	The floor is the margin			
	Interest Rate Caps and Adjustments	<b>Product</b>	<b>First</b>	<b>Subsequent</b>	<b>Lifetime</b>
		5/6	2%	1%	5%
		7/6	5%	1%	5%
	10/6	5%	1%	5%	
Change Date	5/6	The first Change Date is the 61 <sup>st</sup> payment due date. Subsequent Change Dates are every six months thereafter.			
	7/6	The first Change Date is the 85 <sup>th</sup> payment due date. Subsequent Change Dates are every six months thereafter.			
	10/6	The first Change Date is the 121 <sup>st</sup> payment due date. Subsequent Change Dates are every six months thereafter.			
Conversion Option	Not available				
<b>4. Temporary Buydown</b>	Not permitted				
<b>5. Net Tangible Benefit (NTB)</b>	<p>NTB is required for all refinance transactions</p> <ul style="list-style-type: none"> <li>Delegated Clients are responsible for determining when Net Tangible Benefit must be met</li> <li>Non-Delegated Client               <ul style="list-style-type: none"> <li>AR, CT, IL MN, NC, NM, OH, and WA: All channels must complete the Generic NTB Test</li> <li>CO, MA, MD, ME, RI, SC, VA, and WV: Complete the state specific forms as required by the state                   <ul style="list-style-type: none"> <li>CO requires NTB state specific forms to be completed for purchase transactions as well as refinance transactions</li> </ul> </li> <li>For all other states, no NTB test is required</li> </ul> </li> <li>Refer <a href="#">NewRez Net Tangible Benefit (NTB) Worksheets</a></li> </ul>				
<b>6. Loan Limits</b>	<a href="https://www.fanniemae.com/singlefamily/loan-limits">https://www.fanniemae.com/singlefamily/loan-limits</a> <a href="https://www.fhfa.gov/DataTools/Downloads/Pages/Conforming-Loan-Limits.aspx">https://www.fhfa.gov/DataTools/Downloads/Pages/Conforming-Loan-Limits.aspx</a>				

Information is accurate as of the date of publishing and is subject to change without notice. The overlays outlined in this matrix and on our overlay matrix apply to agency loans submitted to DU/LPA. In addition to applying NewRez specific overlays, all loans submitted to DU must comply with the DU Findings and Fannie Mae requirements and that all loans submitted to LPA comply with the LPA Findings and Freddie Mac requirements. This document should not be relied upon or treated as legal advice. **Guidelines subject to change without notice**; Printed copies may not be the most current version. For the most current version, always refer to the online version



## Conforming Home Possible Profile: Correspondent

NewRez overlays are identified with yellow highlighting

<b>7. Eligible AUS Decision</b>	<p>LPA Accept per Freddie Mac guidelines</p> <ul style="list-style-type: none"> <li>Enter loans into LPA using the "Offering Identifier" field found in the Mortgage Type and Loan Terms section. Must reflect Home Possible to obtain an LPA decision indicating eligibility for Home Possible Mortgage program</li> <li>LPA certificate must state that the loan casefile is eligible for delivery as a Home Possible Mortgage loan</li> </ul>	
<b>8. Ineligible AUS Decisions</b>	LPA Caution	
<b>9. Manual Underwrite</b>	Not permitted	
<b>10. Qualifying Rate</b>	<ul style="list-style-type: none"> <li>Fixed Rate: Note rate</li> <li>ARM: 5/6 ARM: Greater of the Fully Indexed Rate or the Note Rate + 2%</li> <li>7/6 and 10/6 ARM: Greater of the Fully Indexed Rate or the Note Rate</li> </ul>	
<b>11. Types of Financing</b>	<ul style="list-style-type: none"> <li>Purchase Mortgage</li> <li>Rate &amp; Term Refinance (No Cash-out Refinance)</li> </ul>	
<b>12. Incidental Cash Back</b>	Maximum incidental cash back to the borrower is the greater of 1% of the loan amount or \$2,000	
<b>13. Texas Owner-Occupied Properties</b>	<ul style="list-style-type: none"> <li>Owner occupied properties with a first mortgage or second lien subject to Texas Section 50(a)(6) not permitted in this product. Refer to the Texas 50(a)(6) Product Profile.</li> <li>A copy of the current mortgage or note is required to determine if the terms are subject to Texas Section 50(a)(6) (also known as Home Equity Deed of Trust, Home Equity Installment Contract or Residential Home Loan Deed of Trust)</li> <li>An existing Texas Section 50(a)(6) loan (either first or second mortgage) may be refinanced as a Texas non-Home Equity Section 50(f)(2) loan secured by a lien against the homestead subject to the following: <ul style="list-style-type: none"> <li>Max 80% LTV/CLTV</li> <li>12-month seasoning for any Texas Section 50(a)(6) loan (first or second)</li> <li>Cash back not permitted</li> <li>No additional funds may be included in the loan amount (except closing costs and prepaids)</li> <li>No new subordinate financing</li> <li>Loan may not close until: <ul style="list-style-type: none"> <li>Twelve days after the borrower submits the loan application or all borrowers sign the 12-Day Notice: <a href="#">Exception Notice—Important Notice Concerning Refinancing a Home Equity Loan</a></li> <li>One day after the borrowers receive a copy of the Closing Disclosure</li> </ul> </li> </ul> </li> </ul>	
<b>Texas 50 (f)(2) Determination</b>		
<b>New loan amount pays off existing lien and...</b>	<b>Existing lien is non-50(a)(6), the new lien is...</b>	<b>Existing lien is 50(a)(6), the new lien is...</b>
Provides even \$1 cash to borrower	Texas 50 (a)(6)	Texas 50 (a)(6)
Pays off/down existing 50(a)(6) lien with no cash to borrower	Texas 50 (a)(6)	Texas 50(f)(2)
Pays off/down existing 50(a)(6) lien with cash to borrower	Texas 50 (a)(6)	Texas 50 (a)(6)
New lien is < existing UPB (no new funds)	Non-Texas 50 (a)(6)	Texas 50(f)(2)

Information is accurate as of the date of publishing and is subject to change without notice. The overlays outlined in this matrix and on our overlay matrix apply to agency loans submitted to DU/LPA. In addition to applying NewRez specific overlays, all loans submitted to DU must comply with the DU Findings and Fannie Mae requirements and that all loans submitted to LPA comply with the LPA Findings and Freddie Mac requirements. This document should not be relied upon or treated as legal advice. **Guidelines subject to change without notice**; Printed copies may not be the most current version. For the most current version, always refer to the online version



## Conforming Home Possible Profile: Correspondent

NewRez overlays are identified with yellow highlighting

	Funds, prepaids and/or closing costs	Non-Texas 50 (a)(6)	Texas 50(f)(2)
	Pays off/down purchase money second	Non-Texas 50 (a)(6)	Texas 50(f)(2)
	Pays off/down existing Secured Home Improvement loan (mechanic's lien)	Non-Texas 50 (a)(6)	Texas 50(f)(2)
	Provides funds to satisfy a court-ordered divorce equity buyout (owelty lien)	Non-Texas 50 (a)(6)	Texas 50 (a)(6)
	Borrower may elect to have loan remain a Texas 50(a)(6). Refer to Texas 50(a)(6) product profile		
<b>14. Properties Listed for Sale</b>	No restrictions		
<b>15. Eligible Subordinate Financing</b>	<ul style="list-style-type: none"> <li>• Existing subordinate financing</li> <li>• New subordinate financing</li> <li>• Affordable Second <ul style="list-style-type: none"> <li>○ Loans underwritten by NewRez must be approved by NewRez prior to application</li> <li>○ Product JJ6 Home Possible 30 year Fixed with Affordable Second only</li> <li>○ Maximum 105% CLTV</li> <li>○ May be used to fund all or part of the down payment or closing costs</li> <li>○ Apply the more restrictive down payment requirement between the product and second mortgage</li> <li>○ Income limits imposed by the Affordable Seconds provider apply</li> <li>○ Enter the amount in the "Total Gift Fund" field in LPA instead of entering it into the "Subordinate Amount" field provided that there is not a required payment before the due date of the 61<sup>st</sup> monthly payment</li> <li>○ Manufactured homes not permitted</li> <li>○ No reporting requirements permitted</li> </ul> </li> </ul>		
<b>16. Ineligible Subordinate Financing</b>	<ul style="list-style-type: none"> <li>• Seller seconds</li> <li>• Variable interest rate</li> </ul>		
<b>17. Occupancy</b>	Primary residence		
<b>18. Eligible Property Types</b>	<ul style="list-style-type: none"> <li>• 1-4 units</li> <li>• Condos <ul style="list-style-type: none"> <li>○ Must be reviewed by PRD (Non-Delegated Clients)</li> </ul> </li> <li>• Leasehold estates</li> <li>• Manufactured housing</li> <li>• Modular home</li> <li>• PUDs</li> <li>• Nevada <ul style="list-style-type: none"> <li>○ The following is required for condo &amp; PUD units in Nevada for Delegated Clients: <ul style="list-style-type: none"> <li>▪ HOA dues for the subject unit must be current prior to closing</li> <li>▪ HOA may not be seller of the subject unit</li> </ul> </li> </ul> </li> </ul>		
<b>19. Ineligible Property Types</b>	<ul style="list-style-type: none"> <li>• Condo hotels</li> <li>• Co-ops</li> <li>• Hobby farm</li> <li>• Leasehold estate condo projects</li> <li>• Properties with a C5 condition rating</li> <li>• The following manufactured housing <ul style="list-style-type: none"> <li>○ condo projects (Non-Delegated Clients)</li> </ul> </li> </ul>		

Information is accurate as of the date of publishing and is subject to change without notice. The overlays outlined in this matrix and on our overlay matrix apply to agency loans submitted to DU/LPA. In addition to applying NewRez specific overlays, all loans submitted to DU must comply with the DU Findings and Fannie Mae requirements and that all loans submitted to LPA comply with the LPA Findings and Freddie Mac requirements. This document should not be relied upon or treated as legal advice. **Guidelines subject to change without notice**; Printed copies may not be the most current version. For the most current version, always refer to the online version



## Conforming Home Possible Profile: Correspondent

NewRez overlays are identified with yellow highlighting

	<ul style="list-style-type: none"> <li>o in a mobile home park</li> <li>o Leasehold estate</li> <li>o new construction</li> <li>o units located in Hawaii</li> <li>o with a hobby farm</li> <li>o with a mixed-use</li> </ul>				
<b>20. Ineligible States</b>	Ineligible for NewRez Underwriting <ul style="list-style-type: none"> <li>• Alaska</li> </ul>				
<b>21. Eligible Borrowers</b>	<ul style="list-style-type: none"> <li>• U.S. citizens</li> <li>• Permanent resident alien</li> <li>• Non-permanent resident alien</li> <li>• Inter vivos revocable trust: Trusts must be reviewed by NewRez legal (Non-Delegated Clients)</li> </ul> <p>NewRez will not purchase loans from Principal/Owners of NewRez Correspondents.</p>				
<b>22. Non-Occupant Co-Borrower</b>	<ul style="list-style-type: none"> <li>• 1-unit only</li> <li>• Max LTV/CLTV/HCLTV ≤ 95%</li> <li>• 105% CLTV with Affordable Second</li> <li>• The non-occupant co-borrower may not be an interested party to the sales transaction (e.g., property seller, builder, real estate broker)</li> </ul>				
<b>23. Housing Payment History</b>	<ul style="list-style-type: none"> <li>• Inclusive of all liens regardless of position</li> <li>• Applies to all mortgages on all financed properties</li> <li>• Follow LPA Accept</li> </ul>				
<b>24. Borrower Contribution</b>		<b>Primary Residence</b>		<b>2-4 Units</b>	
		≤ 80% LTV	> 80% LTV	≤ 80% LTV	> 80% LTV
	Borrower Investment	None	None	None	3%
	Gifts	Yes			
	LTV includes LTV/CLTV/HCLTV				
<b>25. Cash on Hand</b>	<ul style="list-style-type: none"> <li>• The following requirements must be met:               <ul style="list-style-type: none"> <li>o The borrower is a cash basis individual and that the cash on hand is not borrowed and could be saved by the borrower</li> <li>o The below documents are needed                   <ul style="list-style-type: none"> <li>▪ A completed Freddie Mac <a href="#">Exhibit 23 Monthly Budget and Residual Analysis</a> Form or another document containing the same information, confirming that the total monthly residual income available for savings is a positive number</li> <li>▪ Copies of six months cash receipts or acceptable alternative documentation to verify the recurring obligations, including the payment of revolving and installment debt, are customarily paid in cash</li> <li>▪ The credit report must not show more than three trade lines</li> <li>▪ Copies of three months statements for any open revolving account that reveal cash advances are not the source of borrower funds. Any cash advances must be explained and documented</li> </ul> </li> </ul> </li> </ul>				

Information is accurate as of the date of publishing and is subject to change without notice. The overlays outlined in this matrix and on our overlay matrix apply to agency loans submitted to DU/LPA. In addition to applying NewRez specific overlays, all loans submitted to DU must comply with the DU Findings and Fannie Mae requirements and that all loans submitted to LPA comply with the LPA Findings and Freddie Mac requirements. This document should not be relied upon or treated as legal advice. **Guidelines subject to change without notice**; Printed copies may not be the most current version. For the most current version, always refer to the online version



## Conforming Home Possible Profile: Correspondent

NewRez overlays are identified with yellow highlighting

	<ul style="list-style-type: none"> <li>▪ An updated credit report must be obtained one week prior to closing that does not show any new accounts or a substantial increase to an existing account that exceeds the amount of cash on hand provided by the borrower</li> <li>▪ There must be no indication that the borrower typically uses checking, savings, or similar accounts</li> <li>▪ Evidence that funds for the down payment, closing costs, prepaids and reserves are deposited in a financial institution or are held in an escrow account prior to closing</li> </ul>
<b>26. Down Payment Assistance</b>	<ul style="list-style-type: none"> <li>• Permitted</li> <li>• NewRez must approve the DPA for Non-Delegated Clients</li> </ul>
<b>27. Seller Contributions</b>	<ul style="list-style-type: none"> <li>• Primary Residence <ul style="list-style-type: none"> <li>○ 3% for LTV/CLTV &gt; 90%</li> <li>○ 6% for LTV/CLTV &gt; 75% &amp; ≤ 90%</li> <li>○ 9% for LTV/CLTV ≤ 75%</li> </ul> </li> </ul>
<b>28. Reserves</b>	<ul style="list-style-type: none"> <li>• Follow LPA reserve requirements</li> <li>• Gift funds may be used to meet reserve requirements</li> <li>• Rate &amp; Term Refi: The cash out may not be used to meet reserve requirements</li> </ul>
<b>29. Sweat Equity</b>	<b>Not permitted</b>
<b>30. Income Requirements and Limits</b>	<ul style="list-style-type: none"> <li>• Qualifying income from all borrowers who will be on the Note must be included</li> <li>• Only the income used to qualify the borrowers must be included in the income limits</li> <li>• LPA will determine income eligibility: <ul style="list-style-type: none"> <li>○ Income must not exceed 80% AMI for the subject property location</li> <li>○ See <a href="#">Income Eligibility by Census Tract Lookup tool</a></li> </ul> </li> </ul>
<b>31. Rental Income from Boarder</b>	<ul style="list-style-type: none"> <li>• Income from a boarder (related or non-related) can be included in the calculation of the borrower's stable monthly income if the following are met: <ul style="list-style-type: none"> <li>○ 1-unit</li> <li>○ <b>Rate and Term Refi only</b></li> <li>○ The boarder is not obligated on the mortgage and does not have ownership interest in the property</li> <li>○ The boarder is not the borrower's spouse or domestic partner</li> <li>○ The boarder must have resided with, and paid rent to, the borrower for the last 12 months</li> <li>○ The boarder will continue to reside with the borrower</li> <li>○ Provide appropriate documentation to evidence residency with the borrower (e.g., copy of driver's license, monthly bills, bank statement that shows the boarder's address as being the same as the borrower's address)</li> <li>○ Provide evidence of payment of rental payments (such as cancelled checks) to borrower for the last nine of the past 12 months. The income must be averaged over 12 months when fewer than 12 months of payments are documented</li> <li>○ The amount of rental income may not exceed 30% of the total qualifying income for the mortgage</li> <li>○ The borrower must provide a written statement affirming <ul style="list-style-type: none"> <li>▪ The source of rental income</li> <li>▪ The fact that the person providing the rental income has resided with the borrower for the past year and intends to continue residing with the borrower in the new residence for the foreseeable future</li> </ul> </li> </ul> </li> </ul>
<b>32. IRS Form 4506-C</b>	<ul style="list-style-type: none"> <li>• Prior to Underwriting (NewRez underwritten loans)</li> </ul>

Information is accurate as of the date of publishing and is subject to change without notice. The overlays outlined in this matrix and on our overlay matrix apply to agency loans submitted to DU/LPA. In addition to applying NewRez specific overlays, all loans submitted to DU must comply with the DU Findings and Fannie Mae requirements and that all loans submitted to LPA comply with the LPA Findings and Freddie Mac requirements. This document should not be relied upon or treated as legal advice. **Guidelines subject to change without notice**; Printed copies may not be the most current version. For the most current version, always refer to the online version



## Conforming Home Possible Profile: Correspondent

NewRez overlays are identified with yellow highlighting

	<ul style="list-style-type: none"> <li>o Signed 4506-C for each borrower whose income must be documented with tax returns and used for qualification (self-employment, rental income, etc.)</li> <li>• At Closing (all loans)             <ul style="list-style-type: none"> <li>o 4506-C for each borrower whose income is used to qualify (regardless of income type) must be signed at closing <b>even if LPA AIM waives the requirement</b></li> <li>o 4506-C for the business tax return transcript(s) must be signed at closing when the business returns are used for qualification <b>even if LPA AIM waives the requirement</b></li> </ul> </li> </ul>
<b>33. Number of Financed Properties</b>	<ul style="list-style-type: none"> <li>• New multiple loans must be underwritten simultaneously</li> <li>• Maximum two financed properties including the subject property</li> <li>• Properties owned by non-occupant co-borrower are not included</li> </ul>
<b>34. Appraisals</b>	<ul style="list-style-type: none"> <li>• Follow LPA Accept</li> <li>• Automated Collateral Evaluation (ACE)             <ul style="list-style-type: none"> <li>o Must be dated within 120 days from the LPA offer date to the note date</li> <li>o Not permitted if appraisal has already been obtained</li> <li>o Not permitted for deed restricted properties including age restrictions (55+)</li> </ul> </li> <li>• Kansas Primary Residence             <ul style="list-style-type: none"> <li>o A valuation is required for primary residences. One of the following may be used to determine value:                 <ul style="list-style-type: none"> <li>• Most recent tax assessment value by county</li> <li>• 2055 Drive-by Appraisal Report</li> <li>• NewRez approved AVM (CoreLogic, Freddie Mac HVE, Black Knight Collateral Analytics)</li> </ul> </li> <li>o If the LTV exceeds 100%, a Kansas High Loan-to-Value Notice must be provided to the borrower not less than three days prior to closing and a copy of the valuation provided to the borrower.</li> </ul> </li> </ul>
<b>35. Escrow Waivers</b>	<p>Escrow Waiver Eligibility</p> <ul style="list-style-type: none"> <li>• Max LTV ≤ 80%             <ul style="list-style-type: none"> <li>o CA: LTV &lt; 90%</li> <li>o NM: LTV &lt; 80%</li> </ul> </li> <li>• Escrows may not be waived for first-time homebuyer (FTHB) or borrowers who exhibit recent delinquencies</li> <li>• FTHBs may be considered on a case-by-case basis with a demonstrated ability to save (reserves) and strong residual income</li> </ul>
<b>36. Power of Attorney</b>	See Client Guide
<b>37. Principal Curtailment</b>	A principal curtailment is permitted up to the lesser of 2% of the loan amount of \$2,500
<b>38. Home Ownership Education/Counseling</b>	<ul style="list-style-type: none"> <li>• Must be completed prior to the Note date</li> <li>• Must be completed by at least one borrower, when all occupying borrowers are first time homebuyers, for purchase transactions</li> <li>• Must not be provided by an interested party to the transaction, the Client or NewRez</li> <li>• Must be completed by at least one borrower for purchase transactions, when all occupying borrowers are first time homebuyers</li> </ul>

Information is accurate as of the date of publishing and is subject to change without notice. The overlays outlined in this matrix and on our overlay matrix apply to agency loans submitted to DU/LPA. In addition to applying NewRez specific overlays, all loans submitted to DU must comply with the DU Findings and Fannie Mae requirements and that all loans submitted to LPA comply with the LPA Findings and Freddie Mac requirements. This document should not be relied upon or treated as legal advice. **Guidelines subject to change without notice**; Printed copies may not be the most current version. For the most current version, always refer to the online version





## Conforming Home Possible Profile: Correspondent

NewRez overlays are identified with yellow highlighting

	<ul style="list-style-type: none"> <li>The following types of homeownership education are acceptable           <ul style="list-style-type: none"> <li>Programs provided by HUD approved counseling agencies, Housing Finance Agencies (HFAs) or Community Development Financial Institutions (CDFIs)</li> <li>Freddie Mac's free financial literacy curriculum, <a href="#">CreditSmart Homebuyer U-With Certificate</a> <ul style="list-style-type: none"> <li>Borrower completes online <a href="#">Credit Smart Homebuyer U-With Certificate</a> that includes modules 1 through 6</li> </ul> </li> <li>Homeownership education programs provided by mortgage insurance companies or other providers programs that meet the standards of the <a href="#">National Industry Standards for Homeownership Education and Counseling</a></li> </ul> </li> </ul>	
<b>39. Landlord Education</b>	<ul style="list-style-type: none"> <li>Must be completed prior to the note date</li> <li>At least one borrower must participate in a landlord education program for a purchase transaction</li> <li>Must not be provided by an interested party to the transaction, the Client or NewRez</li> <li>Landlord Education is not required for refinance transactions, but it is recommended for borrowers who have not previously attended a program</li> <li>Evidence of completion of the landlord education requirement must be retained in the mortgage file (certificate or letter from the provider)</li> </ul>	
<b>40. MI Eligible Providers</b>	MI company must be acceptable to Freddie Mac	
<b>41. MI Eligible Programs</b>	<p>Borrower Paid Mortgage Insurance</p> <ul style="list-style-type: none"> <li>Monthly plans</li> <li>Single-premium plan</li> <li>Split-premium</li> <li>Financed MI           <ul style="list-style-type: none"> <li>1-unit</li> <li>MI coverage is based on LTV excluding financed premium</li> <li>LTV including financed premium may not exceed LTV limitations for product</li> </ul> </li> <li>Lender-Paid Mortgage Insurance           <ul style="list-style-type: none"> <li>Client ordered               <ul style="list-style-type: none"> <li>Must be activated and remitted to MI company prior to purchase by NewRez</li> <li>Do not use LPMI product codes</li> </ul> </li> <li>New Rez ordered               <ul style="list-style-type: none"> <li>New Rez will order Mortgage Insurance</li> <li>Use product code JJ7 Home Possible 30 Year Fixed Rate LPMI</li> <li>Lender Paid Disclosure must be provided to the borrower</li> </ul> </li> </ul> </li> </ul>	
<b>42. MI Ineligible Programs</b>	<ul style="list-style-type: none"> <li>Annual plans</li> <li>Lender-paid monthly plans</li> <li><b>Reduced or custom mortgage insurance</b></li> <li>Split premium</li> </ul>	
<b>43. MI Coverage</b>	<ul style="list-style-type: none"> <li>Private Mortgage Insurance is required for all loans &gt;80% LTV</li> <li>Consult individual MI company guidelines</li> <li>NY State: Use the appraised value to determine if mortgage insurance is required. If Mortgage Insurance is required, use the lesser of the sales price or appraised value to determine the appropriate coverage</li> </ul>	
	<b>LTV</b>	<b>Standard Coverage</b>

Information is accurate as of the date of publishing and is subject to change without notice. The overlays outlined in this matrix and on our overlay matrix apply to agency loans submitted to DU/LPA. In addition to applying NewRez specific overlays, all loans submitted to DU must comply with the DU Findings and Fannie Mae requirements and that all loans submitted to LPA comply with the LPA Findings and Freddie Mac requirements. This document should not be relied upon or treated as legal advice. **Guidelines subject to change without notice**; Printed copies may not be the most current version. For the most current version, always refer to the online version



## Conforming Home Possible Profile: Correspondent

NewRez overlays are identified with yellow highlighting

	Fixed Rate >20 Year Term, ARMs, and All Manufactured Housing	
	90.01% to 97%	25%
	85.01% to 90%	25%
	80.01% to 85%	12%
	Fixed Rate ≤ 20 Year Term	
	90.01% to 97%	25%
	85.01% to 90%	12%
80.01% to 85%	6%	
44. Ineligible Programs	<ul style="list-style-type: none"> <li>• Freddie Mac CHOICEHome</li> <li>• Freddie Mac GreenCHOICE</li> <li>• HFA Preferred Advantage program</li> </ul>	

45. Version History		
Section	Update	Date
Ineligible States	Permit HI for all Clients	January 15, 2021
Ineligible Property Types	Manufactured housing not eligible in HI	January 15, 2021
2-4 Unit LTV	2-4 Unit LTV 85%	January 25, 2021
Incidental Cash Back	Added this information to product profile	February 1, 2021
Eligibility Matrix	Removed Current mortgage being refinanced must be owned by Freddie Mac	March 8, 2021
Texas Owner Occupied Properties	Added Texas 50(f)(2) determination grid	March 15, 2021
Kansas High LTV	Added requirement for appraisal valuations in Kansas	March 15, 2021
Loan Terms	Fixed Rate: 10- to 30-year terms in annual increments	April 15, 2021

Information is accurate as of the date of publishing and is subject to change without notice. The overlays outlined in this matrix and on our overlay matrix apply to agency loans submitted to DU/LPA. In addition to applying NewRez specific overlays, all loans submitted to DU must comply with the DU Findings and Fannie Mae requirements and that all loans submitted to LPA comply with the LPA Findings and Freddie Mac requirements. This document should not be relied upon or treated as legal advice. **Guidelines subject to change without notice**; Printed copies may not be the most current version. For the most current version, always refer to the online version