



USDA Streamlined Refinance Product Summary: Correspondent

Newrez overlays are identified with yellow highlighting

STREAMLINED REFINANCE ELIGIBILITY MATRIX					
Occupancy	Units	Credit Score	LTV	CLTV	DTI
GUS ACCEPT					
Primary Residence	1	580	100%	100%	Per GUS
MANUAL UNDERWRITE					
Primary Residence	1	600	100%	100%	29/41
Value based on original loan balance					
LTV may be exceeded by the financed Upfront Guarantee Fee					

STREAMLINED-ASSIST REFINANCE ELIGIBILITY MATRIX ¹					
Occupancy	Units	Credit Score	LTV	CLTV	DTI
Primary Residence	1	580	100%	100%	NA
Value based on original loan balance					
LTV may be exceeded by the financed Upfront Guarantee Fee					
¹ West Virginia: All loans must be credit qualified					

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1. Loan Terms
2. Product Codes
3. Existing Mortgage
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5. Guarantee Fee
6. Upfront Guarantee Fee
7. Annual Guarantee Fee
8. Loan Limits
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10. Automated Underwriting
11. Manual Underwrite
12. Manual Underwrite Debt Ratio Waivers
13. Qualifying Rate
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15. Properties Listed for Sale
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20. Eligible Borrowers
21. Add/Remove Borrowers
22. Non-Occupant Co-Borrower
23. Program Income Eligibility
24. Housing Payment History
25. Forbearance
26. Seller Contributions
27. Reserves
28. Appraisal

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	Streamlined Refinance	Streamlined Assist Refinance
1. Loan Terms	Fixed Rate: 30-year term	
2. Product Codes	W92 USDA Fixed Rate 30 Year	
3. Existing Mortgage	<p>The existing USDA Guarantee loan must:</p> <ul style="list-style-type: none"> • Have closed at least 180 days prior to the USDA receipt of a Conditional Commitment • Have a mortgage payment history which does not reflect a delinquency greater than 30 days within the previous 180 day period. • Not be able to qualify for conventional financing 	<p>The existing USDA Guarantee loan must:</p> <ul style="list-style-type: none"> • Must have closed at least 180 days prior to the USDA receipt of a Conditional Commitment • Have a mortgage payment history which does not reflect a delinquency greater than 30 days within the previous 180 day period. • Have an interest rate not higher than the loan being refinanced
4. Net Tangible Benefit (NTB)	NA	The borrower must receive a NTB of a \$50 or greater reduction in the P&I and annual fee monthly payment
5. Guarantee Fee	<ul style="list-style-type: none"> • Guarantee Fee is required on all transactions • Guarantee Fee and Annual Fee Calculators are available on the USDA LINC Training and Resource Library at https://www.rd.usda.gov/resources/usda-linc-training-resource-library in the Loan Origination section under Documentation and Resources 	
6. Upfront Guarantee Fee	<ul style="list-style-type: none"> • Up-front Guarantee Fee: 1.0% • The upfront guarantee fee is calculated by multiplying the following percentage by the Total Loan Amount <ul style="list-style-type: none"> ○ 1% of Base Loan Amount (when G-Fee is paid in cash) ○ Total Loan Amount = Base Loan Amount / 0.99 (when G-Fee is financed) 	
7. Annual Guarantee Fee	<ul style="list-style-type: none"> • Annual Fee: .35% (of the outstanding principal balance) • The Annual Guarantee Fee is calculated on the Total Loan Amount and is based on the average annual scheduled unpaid principal balance for the life of the loan 	
8. Loan Limits	<ul style="list-style-type: none"> • Maximum loan amount <ul style="list-style-type: none"> ○ Continental US \$806,500 ○ Hawaii \$1,209,750 • https://www.fanniemae.com/singlefamily/loan-limits • Minimum loan amount \$25,000 <ul style="list-style-type: none"> ○ \$10,000(Michigan) 	

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	<ul style="list-style-type: none"> • Base loan amount cannot exceed the conforming loan limit • Maximum financing is the appraised value plus Guarantee Fee 	
9. Temporary Buydown	Not permitted	
10. Automated Underwriting	<ul style="list-style-type: none"> • Accept/Eligible • Accept/Ineligible if reason for ineligibility can be resolved 	Not permitted
11. Manual Underwrite	<ul style="list-style-type: none"> • All loans must be submitted to GUS • If a Refer or Refer with Caution decision or loan is manually downgraded, manually underwrite in accordance with USDA guidelines 	Manual underwriting required
12. Manual Underwrite Debt Ratio Waivers	<ul style="list-style-type: none"> • Compensating factors for debt ratio waiver requests <ul style="list-style-type: none"> ○ Minimum 680 credit score for each borrower ○ The proposed PITIA does not exceed the borrower's current verified mortgage payment by more than \$100 or 5 percent, whichever is less, for the 12-month period preceding loan application. ○ Three months PITIA reserves, post-closing ○ Continuous employment with the current primary employer • The issuance of the Conditional Commitment for a Loan Note Guarantee represents Agency approval of the ratio waiver 	NA
13. Qualifying Rate	Fixed Rate: Note rate	
14. Types of Financing	<ul style="list-style-type: none"> • Streamlined Refinance • Streamlined-Assist Refinance 	
15. Properties Listed for Sale	<ul style="list-style-type: none"> • Property must be taken off the market before application date • Borrower provides written confirmation of intent to occupy if primary residence 	
16. Subordinate Financing	<ul style="list-style-type: none"> • New subordinate financing not permitted • Existing subordinate financing must be subordinated 	
18. Occupancy	Primary residence	

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19. Property Location Eligibility	<ul style="list-style-type: none"> Property must be located in a rural area as defined by the local USDA office: http://eligibility.sc.egov.usda.gov and meet HUD minimum property standards as per Handbook 4000.1 Verification of property location eligibility must be printed and retained in the loan file 	
20. Eligible Property Types	<ul style="list-style-type: none"> 1-unit Condos: Delegated lender to issue the condo warranty Leasehold estate Manufactured housing Modular home PUD 	
21. Eligible Borrowers	<ul style="list-style-type: none"> US citizen Permanent resident alien (Qualified alien) Non-permanent resident alien with one of the following Employment Authorization Document (EAD): Effective March 18, 2025 <ul style="list-style-type: none"> A03 Refugee A04 Paroled Refugee A05 Asylee A10 Granted withholding of Deportation or Removal C11 An Alien paroled into the United States in the public interest or temporarily for emergency reasons <p>NOTE: For future Refinance Transactions, the non-U.S. citizen rules that applied at the time the original loan was closed and guaranteed will carry over to the new refinance. If new borrowers are added to the refinanced loan, they must meet the eligibility requirements effective on March 18, 2025.</p>	
22. Add/Remove Borrowers	<ul style="list-style-type: none"> Borrower(s) may be added to the loan Existing borrowers on the current Note may be removed when one of the original borrower(s) remains on the refinance loan 	<ul style="list-style-type: none"> Borrower(s) may be added to the loan Borrower(s) may not be removed (unless deceased)
23. Non-Occupant Co-Borrower	Not permitted	
24. Program Income Eligibility	Annual Income <ul style="list-style-type: none"> The income used to determine program eligibility Used as basis for computed adjusted annual income 	

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	<ul style="list-style-type: none"> Based on anticipated income for the coming year Includes the annual income of all adult household members, including adult household members not on loan <p>Annual Adjusted Income</p> <ul style="list-style-type: none"> Annual income of all adult household members less the allowed deductions The borrower's annual adjusted household income must meet the adjusted income limits in accordance with size of household, county, and State in which the borrower(s) will reside 	
25. Housing Payment History	<ul style="list-style-type: none"> 12-month mortgage history required 0x30x6 prior to application date 	<ul style="list-style-type: none"> 12-month mortgage history required 0x30x6 prior to application date
26. Forbearance	<ul style="list-style-type: none"> Refinance of mortgages that are in a current forbearance status, including mortgages under a CARES Act forbearance plan are not eligible A borrower who was granted a mortgage payment forbearance and continues to make payments as agreed under the terms of original Note is not considered delinquent or late and will be treated as if not in forbearance status, provided that the forbearance plan is terminated prior to closing A borrower who has deferred mortgage payments as result of a recent forbearance plan <ul style="list-style-type: none"> Must have resumed making payments for at least three months; and 0x30x6, excluding the time the loan was in forbearance 	<ul style="list-style-type: none"> Delegated Clients: Follow GUS Non-Delegated Clients: <ul style="list-style-type: none"> A borrower who has deferred mortgage payments as result of a recent forbearance plan <ul style="list-style-type: none"> Must have resumed making payments for at least three months; and 0x30x6, excluding the time the loan was in forbearance
27. Seller Contributions	NA	
28. Reserves	None required	
29. Appraisal	Not required	
30. Escrow Waivers	Not permitted	

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Revision History		
Topic	Revision	Date
Loan Limits	Updated new 2025 limits	01.06.2025 V25.1
Existing Mortgage	Updated that the existing mortgage must have closed at least 180 days prior to the USDA receipt of a Conditional Commitment	01.08.2025 V25.2
Housing Payment History	Streamline Assist Refi-update to below <ul style="list-style-type: none"> • 0x30x6 prior to application date 	
Manual Underwrite Debt Ratio Waivers	Removed below for Streamline Refi <ul style="list-style-type: none"> ○ Verification of the housing payment as Compensating Factor 	
Escrow Waivers	Not permitted	01.30.2025 V25.3
Eligible Borrowers	<ul style="list-style-type: none"> • Non-permanent resident alien with one of the following Employment Authorization Document (EAD): <ul style="list-style-type: none"> ○ A03 Refugee ○ A04 Paroled Refugee ○ A05 Asylee ○ A10 Granted withholding of Deportation or Removal ○ C11 An Alien paroled into the United States in the public interest or temporarily for emergency reasons <p>NOTE: For future Refinance Transactions, the non-U.S. citizen rules that applied at the time the original loan was closed and guaranteed will carry over to the new refinance. If new borrowers are added to the refinanced loan, they must meet the eligibility requirements effective on March 18, 2025.</p>	04.29.2025 V25.4

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Eligibility Matrix	Manual UW front end ratio updated to 29%	10.30.2025 V25.5
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