

Loan Program Guide

NOTE: This database was retired on 11/16/2009

Last Revision Date: 03/07/2005

Guideline Effective Date:

SECTION 12: Non Conforming Programs

12.10: Full, Alt, and Fast and Easy (sm) Documentation

This section of the **Loan Program Guide** contains the guidelines for the Non-Conforming Owner-Occupied Primary Residences, Second Homes, and Investment Properties, with Full or Alternative Documentation. This guide also includes the Fast and Easy enhancement which allows eligible borrowers to provide minimal documentation

ELIGIBLE DIVISIONS

All

MAXIMUM LTV/CLTV

Owner-Occupied					
P u r c h a s e & R a t e & T e r m	Doc Type	Full/Alt		Fast and Easy Clues Accept Required	
	Loan Amount	LTV/CLTV	Min Credit Score	LTV/CLTV	Min Credit Score
	\$400,000	95/95	620	95/95 [1]	700
		80/100	660		
	\$650,000	95/95	680	80/90 [2]	700
		90/95	620		
		80/100	700		
	\$1,000,000	80/95	620	80/90 [2]	700
	\$1,500,000	75/75	620	60 [3]	700
	\$2,000,000	70/70	700	60 [3]	700
	\$3,000,000	70/70	700	Not Allowed	
	\$6,000,000	60/70 [1]	720	Not Allowed	
Additional Restrictions	<ul style="list-style-type: none"> 3-4 Units Max: <ul style="list-style-type: none"> Max LTV 90/90 Max L/A \$1,500,000 L/A > \$1,000,000: Max LTV/CLTV 70/75 Condotels: <ul style="list-style-type: none"> Max LTV/CLTV 80/80 to \$350,000 Max LTV/CLTV 75/75 to \$650,000 Max L/A \$650,000 80/100: Not allowed on PayOption, or 2-4 Units PayOption: Max CLTV 90% with secondary financing. 			<ul style="list-style-type: none"> 2 Units: <ul style="list-style-type: none"> [1] Max LTV/CLTV 90/90 @ 730 [2] Max LTV/CLTV 80/80 @ 730 [3] Not Allowed [1] High-Rise Condos: Max LTV/CLTV 90/90 Property Types: SFRs, Condos, PUDs, and 2-Units only PayOption and FlexSaver: Not Allowed 	

		<ul style="list-style-type: none"> • [1] L/A > \$3,000,000: <ul style="list-style-type: none"> - Only allowed on PayOption, 1 Mth/6 Mth I/O LIBOR, Fixed Rate, and 3/1 and 5/1 Hybrids. - No units or cooperatives • Cooperatives and FlexSaver: Secondary financing is not allowed 			
Cash Out	\$400,000	90/95	620	70/70	700
	\$650,000	90/95	620	70/70	700
	\$1,000,000	75/80	680	Not Allowed	
		70/95	620	Not Allowed	
	\$1,500,000	70/75	680	Not Allowed	
		65/70	620	Not Allowed	
	\$3,000,000	65/70	700	Not Allowed	
	\$6,000,000	55/70 [1]	720	Not Allowed	
Additional Restrictions	<ul style="list-style-type: none"> • 3-4 Units: <ul style="list-style-type: none"> - Max LTV/CLTV 80/80 - L/A > \$1,000,000: Max LTV/CLTV 70/70 - Max L/A \$1,500,000 • Condotels: Not allowed • PayOption: Max CLTV 90% with secondary financing. • [1] L/A > \$3,000,000 <ul style="list-style-type: none"> - Only allowed on PayOption, 1 Mth/6 Mth I/O LIBOR, Fixed Rate, and 3/1 and 5/1 Hybrids. - No units or cooperatives • Cooperatives and FlexSaver: Secondary financing is not allowed 			<ul style="list-style-type: none"> • Property Types: SFRs/Condos/PUDs, and 2-Units only • PayOption and FlexSaver: Not Allowed • 2-Units: Min credit score: 730 	
Max Cash-Out	<ul style="list-style-type: none"> • LTV > 80%: \$325,000 • LTV 55.01-80%: \$500,000 • LTV ≤ 55%: Unrestricted 				

MAXIMUM LTV/CLTV

Second Home					
Purchase & Rate	Doc Type	Full/Alt		Fast and Easy Clues Accept Required	
	Loan Amount	LTV/CLTV	Min Credit Score	LTV/CLTV	Min Credit Score
Term	\$400,000	95/95	680	90/90	700
		90/95	620		
	\$650,000	90/90	680	80/90 [1]	700
		80/95	620		
	\$1,000,000	75/75	680	Not Allowed	
		60/95	620		
	\$1,500,000	75/75	680	Not Allowed	
		60/65	620		
\$3,000,000	70/70	700	Not Allowed		
\$6,000,000	60/70 [1]	720	Not Allowed		
Additional Restrictions	<ul style="list-style-type: none"> • 2-4 Units Not allowed • Condotels: <ul style="list-style-type: none"> - Max LTV/CLTV 80/80 to \$350,000 - Max LTV/CLTV 75/75 to \$650,000 - Max L/A \$650,000 • PayOption: Max CLTV 90% with secondary financing. • [1] L/A > \$3,000,000: 			<ul style="list-style-type: none"> • Property Types: SFRs, Condos, and PUDs only • [1] High-Rise Condos: Max LTV/CLTV 75/75 • PayOption and FlexSaver: Not Allowed 	

		<ul style="list-style-type: none"> - Only allowed on PayOption, 1 Mth/6 Mth I/O LIBOR, Fixed Rate, and 3/1 and 5/1 Hybrids. - Not allowed on cooperatives • Cooperatives and FlexSaver: Secondary financing is not allowed 			
Cash Out	\$400,000	90/90	620	70/70	700
	\$650,000	80/80	680	70/70	700
		75/90	620		
	\$1,000,000	70/75	680	Not Allowed	
		60/90	620		
	\$1,500,000	70/75	680	Not Allowed	
		55/60	620		
	\$3,000,000	65/70	700	Not Allowed	
\$6,000,000	55/70 [1]	720	Not Allowed		
Additional Restrictions	<ul style="list-style-type: none"> • 2-4 Units Not allowed • Condotels: Not allowed • [1] L/A > \$3,000,000 <ul style="list-style-type: none"> - Only allowed on PayOption, 1 Mth/6 Mth I/O LIBOR, Fixed Rate, and 3/1 and 5/1 Hybrids. • Cooperatives: Not Allowed • FlexSaver: Secondary financing is not allowed. 				<ul style="list-style-type: none"> • Property Types: SFRs, Low Rise Condos, and PUDs only • High-Rise Condos: Not allowed • PayOption and FlexSaver: Not Allowed
Max Cash-Out	<ul style="list-style-type: none"> • LTV > 80%: \$325,000 • LTV 55.01-80%: \$500,000 • LTV ≤55%: Unrestricted 				

MAXIMUM LTV/CLTV

Investment					
Purchase & Rate	Doc Type	Full/Alt		Fast and Easy	
	Loan Amount	LTV/CLTV	Min Credit Score	LTV/CLTV	Min Credit Score
Term	\$400,000	90/90	620	Not Allowed	
	\$650,000	90/90	680	Not Allowed	
		80/90	620		
	\$1,000,000	60/65	620	Not Allowed	
	\$1,500,000	60/65	620	Not Allowed	
	\$3,000,000	Not Allowed		Not Allowed	
	\$6,000,000	Not Allowed		Not Allowed	
	Additional Restrictions	<ul style="list-style-type: none"> • Condotels: <ul style="list-style-type: none"> - Max LTV/CLTV 80/80 to \$350,000 - Max LTV/CLTV 75/75 to \$650,000 - Max L/A \$650,000 • Cooperatives: Not Allowed • FlexSaver: Secondary financing is not allowed. 			
Cash	\$400,000	75/90	620	Not Allowed	
	\$650,000	75/75	680	Not Allowed	
		70/90	620		
	\$1,000,000	55/60	620	Not Allowed	

h O u t	\$1,500,000	55/60	620	Not Allowed
	\$3,000,000	Not Allowed		Not Allowed
	\$6,000,000	Not Allowed		Not Allowed
	Additional Restrictions	<ul style="list-style-type: none"> ● Condotels: Not allowed ● Cooperatives: Not Allowed ● FlexSaver: Secondary financing is not allowed. 		
	Max Cash-Out	<ul style="list-style-type: none"> ● LTV > 55%: \$325,000 ● LTV ≤ 55%: Unrestricted 		

MINIMUM / MAXIMUM LOAN AMOUNT

Minimum Loan Amount	<ul style="list-style-type: none"> ● All programs except Flexsaver: None. ● Minimum Line Amount / Initial Draw Requirements for FlexSaver: \$15,000 (except Kentucky: \$15,100)
Maximum Loan Amount	<ul style="list-style-type: none"> ● Refer to the LTV/CLTV tables. ● Loan amounts greater than \$3,000,000 must be underwritten through a dedicated centralized underwriting group. Refer to your Operational Department for policies and procedures.

SECONDARY FINANCING

- To view the guidelines for Loans with Secondary Financing/Subordinate Liens, [see CTM 1.6.1: Secondary Financing/Subordinate Lien Requirements](#).
- For eligible secondary financing programs available from CHL, [see LPG 24.10: HELOCs and Fixed Rate Seconds](#). The more restrictive of the guidelines apply.
- Cooperatives and FlexSaver: Secondary financing is not allowed

CREDIT

All borrowers must meet the credit score requirements as shown in the LTV tables. Borrower(s) may not be currently delinquent on their mortgage/housing payment.

Usable Credit Scores

For a credit score to be considered valid and usable in evaluating the loan application, the credit score must be based on a minimum amount of information. In order for the credit score to be usable:

- The credit history must cover a minimum of 24 months; **and**
- Must include a minimum of 3 tradelines. A 24 month history is not required for all tradelines; **and**
- At least 1 tradeline must be currently open and not be a collection or charge off.

The credit score is only one factor in determining whether the borrower's credit history is acceptable and should be used in conjunction with additional credit requirements such as those following a bankruptcy.

- For further information regarding credit scores, [see CTM 2.2.2: Credit Score](#).
- For information regarding derogatory credit, [see CTM 2.2.4: General Derogatory Credit Information](#).

Credit Issues	Requirements
Revolving and Installment	Late payments are considered in the credit score.
Mortgage Lates	Maximum mortgage lates permitted: 1 x 30 last 12 months 0 x 60 last 24 months
Bankruptcy, Foreclosure, Deed-in-Lieu, Short Sale	Subject to individual evaluation. To view the requirements, see CTM 2.2.5: Bankruptcy, Foreclosure, Deed-in-Lieu, or Short Sale .
History of Credit Counseling	Active participant: Not Allowed. Previous participant: To view the requirements, see CTM 2.2.1: Acceptable Credit History .
Judgements, Collections, Charge-Offs	Subject to individual evaluation. To view the requirements, see CTM 2.2.4: General Derogatory Credit Information .
Non Traditional Credit Report	Allowed for NPRA and Foreign Nationals only. To view the

requirements, see CTM 2.2.3: Underwriting Nontraditional Mortgage Credit Reports.

RESERVES

Loan Amount	Owner-Occupied	Second Home	Investment
Less than or equal to \$3,000,000	Two (2) months	Six (6) months	Six (6) months
Greater than \$3,000,000	Nine (9) months	Nine (9) months	Not applicable

Note:

- Fast and Easy: Reserves are not required.
- Reserves may not be required with a CLUES Accept
- Loans greater than \$3,000,000: Reserves may be as low as six (6) months with significant compensating factors.

RATIOS

LTV	Total Debt-to-Income ratio
Greater than 80%	36%
Less than or equal to 80%	40%

- There is no maximum payment to income ratio
- Fast and Easy: Determined by CLUES generally not to exceed 55%
- Full/Alt Doc: these ratios may be exceeded with a CLUES Accept, or if there are compensating factors such as:
 - The borrower(s) reserves exceed the program guidelines.
 - The LTV is lower than the maximum allowable at the loan amount.
 - The borrower(s) credit score exceeds the minimum requirements.
 - For loans greater than \$3,000,000, debt to income ratio of 50% allowed with compensating factors.

BORROWER QUALIFICATION

Fixed Rate includes Interest Only	Fixed Period ARM includes Interest Only	6 Mth LIBOR and 1 Yr TS	PayOption	Flexsaver	1 Mth and 6 Mth Interest Only LIBOR
Note rate	Note Rate Exception:3/1 LTV > 75%: Note rate plus 2%	Owner-Occupied : <ul style="list-style-type: none"> ● LTV > 75%: Note rate plus 2% ● LTV ≤ 75%: Note rate Second Home and Investment: <ul style="list-style-type: none"> ● Lessor of the Note rate plus 2% or the fully indexed rate 	Greater of 4.25% or fully indexed rate	Fully indexed rate plus 2% based on full line amount.	Note rate plus 2%

Note: For Interest Only products use the interest only payment

GIFTS

Item	Loan Amount less than or equal to \$650,000	Loan Amount greater than \$650,000
Source	Relatives, domestic partner, fiance, or fiancée only.	
Percentage of Borrower's own Funds	5% Exception: If the LTV/CLTV is 80% or less, the entire down payment may be a gift	5%

Restrictions:

- Gifts are not allowed for second homes, investment properties, or 100% CLTVs.
- For allowable sources of funds, see CTM 1.8.3: Sources of Funds. For documenting of funds, see CTM 1.8.4: Funds for the Downpayment, Closing Costs and Reserves.

FINANCING CONTRIBUTIONS AND SALES CONCESSIONS

LTV	Owner-Occupied	Second Home	Investment
Greater than 90%	3%	3%	Not Allowed
Greater than 80% and less than or equal to 90%	6%	3%	3%
Less than or equal to 80%	6%		

Note: For additional information, see [CTM 1.8.2: Financing Contributions and Sales Concessions](#).

ELIGIBLE/INELIGIBLE BORROWERS

Borrower Types	Owner-Occupied	Second Home	Investment
U.S. Citizen	Valid Social Security number required. For additional information, see CTM 2.1.1: Eligible/Ineligible Borrowers .		
Permanent Resident Alien	Allowed. For documentation requirements, see CTM 2.1.2: Permanent and Non-Permanent Resident Aliens .		
Non-Permanent Resident Alien	<ul style="list-style-type: none"> ● Max Loan Amount \$1,500,000 ● Purchase & R & T: Max LTV/CLTV 90% ● Cash-out: Max LTV/CLTV 70% ● 80/20 Not allowed 	<ul style="list-style-type: none"> ● Max Loan Amount \$1,500,000 ● Purchase & R & T: Max LTV /CLTV 90% ● Cash-out: Max LTV/CLTV 70% ● 80/20: Not allowed 	Not Allowed
	For employment, residency, and documentation requirements, see CTM 2.1.2: Permanent and Non-Permanent Resident Aliens .		
Foreign National	<ul style="list-style-type: none"> ● Max Loan Amount \$1,000,000 ● Purchase & R & T: Max LTV/CLTV 80% ● Cash-out: Max LTV/CLTV 70% ● 80/20 Not allowed ● Fast and Easy: Not allowed 	<ul style="list-style-type: none"> ● Max Loan Amount \$1,000,000 ● Purchase & R & T: Max LTV /CLTV 75% ● Cash-out: Max LTV/CLTV 65% ● 80/20 Not allowed ● Fast and Easy: Not allowed 	Not Allowed
	For employment, residency, and documentation requirements, see CTM 2.1.3: Foreign Nationals and NAFTA .		
Non-Occupant Co-Borrowers	<p>Income from non-occupant co-borrowers can be used to qualify provided:</p> <ul style="list-style-type: none"> ● Full/Alt Doc only. ● Immediate family member. ● Max LTV/CLTV: 90% ● Occupant ratios should not exceed guidelines by more than five (5) percent ● Occupant must provide five (5) percent of the down payment. <p>Exception: If the loan is underwritten and committed to second home guidelines, income from non-occupant co-borrowers can be used to qualify without respect to the occupant's ratios and downpayment requirements provided:</p> <ul style="list-style-type: none"> ● Occupant and non-occupant are immediate family members (parent, child, or sibling). ● Purchase & R & T Only. ● Full/Alt Doc only. 	Not Applicable	Not Applicable

Inter Vivos Trusts	Allowed. For additional information, see CTM 2.1.4: Inter Vivos Revocable Trusts (Living Trusts) and Illinois Land Trusts .
Ineligible Borrowers	For information regarding ineligible borrowers, see CTM 2.1.1: Eligible/Ineligible Borrowers .

ELIGIBLE/INELIGIBLE PROPERTIES

Eligible Properties	<ul style="list-style-type: none"> • Attached SFRs • Detached SFRs [1] • Attached PUDs • Detached PUDs [1] • Low-rise condos • High-rise condos • Condotels • 2-4 units [2] <p>Click on the corresponding link for restrictions and eligibility for:</p> <ul style="list-style-type: none"> • Cooperatives, see CTM 3.5.2: Eligible Cooperative Share Loan Transactions and CTM 3.5.3: Underwriting Cooperative Share Loans. • Non-warrantable condos, see CTM 3.3.5: Non-Warrantable Condominium.
Ineligible Properties	<ul style="list-style-type: none"> • Manufactured homes • Log homes
Additional Requirements	<ul style="list-style-type: none"> • [1] Detached SFRs/PUDs include modular, panelized, and prefabricated homes. For additional information, see CTM 3.6: Factory-Built Homes. • [2] 2-4 Units: Not allowed for Second homes • Rural property: Restrictions apply, see CTM 3.12.7: Neighborhood Analysis.

GEOGRAPHIC RESTRICTIONS

- **Maine:** Payoption and 1 mth or 6 mth Interest only LIBOR are not allowed.
- **New York:** PayOption: Max LTV 80%.
- For other state restrictions for all other products, see [CTM 3.10: Geographic Restrictions](#).
- To view state restrictions and guidelines for Flexsaver, see [HE 1.6.2: State Fees](#).
- Loans exceeding \$650,000 are restricted to major metropolitan areas only. For the definition of major metropolitan areas, see [CTM 4.1: Glossary](#).

DOCUMENTATION REQUIREMENTS

Countrywide's Loan Underwriting Expert System, CLUES, should be used whenever possible.


Fast and Easy:

Underwriting	A CLUES ACCEPT is required
Income	Stated on the application. Must be deemed reasonable and consistent with the borrowers occupation
Employment	<p>Must be stated on the application, and:</p> <ul style="list-style-type: none"> • Salaried Borrowers: Verbal VOE covering (2) years is required • Self Employed: Must have been in the same business, same location for minimum of (2) years. Independent verification of existence of the business is required (telephone listing, licensing bureau etc).
Assets	Stated on the application
4506-T	Required for all borrowers

Full/Alt Doc:

The following table illustrates some of the less restrictive documentation requirements that may be received when receiving CLUES Plus or a CLUES eligible message.

Topic	Documentation Requirement	
	CLUES Plus	CLUES
Self-Employment	<ul style="list-style-type: none"> • Most recent years IRS 	<ul style="list-style-type: none"> • Most recent years IRS 1040 (complete return),

Verification	1040 (pages 1&2), and ● Signed IRS 4506-T	and ● Signed IRS 4506-T
Salaried Borrowers	● Verbal VOE, or ● Current pay stub, or ● Written VOE	● If only base pay is used for qualifying, the most recent pay stub and a verbal VOE confirming that the borrower has been with the same employer for one year is required. ● If using income in addition to base pay, or if the borrower is employed less than one year with the same employer, the following is required: - Current pay stub(s) that includes all earnings and covers a 30-day period with year to date earnings shown, and - Most recent IRS W-2, or - A written VOE
Social Security, Retirement/ Pension , Investment Income	● Most recent years IRS 1040 (pages 1&2), and ● Signed IRS 4506-T, or ● IRS 1099, or ● Award letter	● Most recent years IRS 1040 (complete return), and ● Signed IRS 4506-T, or ● IRS 1099, or ● Award letter
Employment Gaps	No explanation is required	No explanation is required.
Explanation of Credit Inquiries in the last 90 days	Not required	Not required
Documentation of Assets	Most recent monthly statement	Most recent monthly statement
<p>Note:</p> <ul style="list-style-type: none"> This program is supported by CLUES. For additional information on underwriting using CLUES, including CLUES Plus and CLUES Documentation, see CTM 0.3.1: Underwriting with CLUES and CLUES Documentation Levels.  <p>CLUES EASY 8.02.02.xls</p> <ul style="list-style-type: none"> Loans greater than \$3,000,000 require the following: <ul style="list-style-type: none"> - Two (2) years Tax Returns (required for all borrowers); and - Most recent quarterly filing (if applicable); and - Two (2) most recent pay-stubs (if salaried). - Asset verification requires most recent two months statements. 		

APPRAISAL REQUIREMENTS

Loan Amount	Appraisal Requirement
Less than or equal to \$1,000,000	One full appraisal.
Greater than \$1,000,000 less than or equal to \$3,000,000	One full appraisal plus one field review. The field review must be completed by a CHL approved Review Appraiser Note: For additional information regarding Review Appraisals and for a list of approved appraisers, see CTM 3.12.19: Review Appraisals.
Greater than \$3,000,000	<ul style="list-style-type: none"> ● One LandSafe Appraisal ● Auditor required ● No Mixed use (vineyards, orchards) <p>Note:</p> <ul style="list-style-type: none"> ● Longer Marketing times are expected but should not exceed 12 months. ● All appraisers must be approved, centralized underwriting will order appraisals from LandSafe. Refer to Operational Department for policies and procedures. ● CLD and WLD Variance: Business Partner provided appraisal. LandSafe Collateral Evaluation Form (CREF) provided by CLD or WLD. LandSafe to recommend single value, and CLD or WLD centralized underwriting to determine final value.

LOAN PURPOSE CODES

- 1 for Full documentation
- 2 for Alt documentation
- 3 for Fast and Easy


For additional information regarding full and alternative documentation requirements, see [CTM 1.5.2: Full Documentation](#) and [CTM 1.5.3: Alternate Documentation](#).

FEATURES AND OPTIONS

	Fixed Rate	Fixed Rate Interest Only	Fixed Period ARM	Fixed Period ARM Interest only	6 Mth LIBOR	1 Yr TS	Flexsaver	PayOption	1 Mth and 6 Mth Interest Only LIBOR
Pre Payment Penalty	X	Not Allowed	X (3/1 & 5/1 Only)	Not Allowed	X	X	See below	X	X
Buydowns	X	Not Allowed	X	Not Allowed	Not Allowed	Not Allowed	Not Allowed	Not Allowed	Not Allowed
80/20 Option	X	X	X	X	X	X	Not Allowed	Not Allowed	X
L/A > 3,000,000	X	X	X (3/1 & 5/1 Only)	X (3/1 & 5/1 Only)	Not Allowed	Not Allowed	Not Allowed	X	X

Note:

- For details and additional restrictions where not all options are allowed refer to the appropriate section of the guide
- Where there is a standard and interest only option for the same product, unless called out separately, guidelines apply to both options.
- For FlexSaver Account Termination Fee guidelines, see [HE 1.6.2: State Fees](#).
- The attached spreadsheet highlights some of the individual program features



ARM Descriptions - 03-07-05.doc

TEMPORARY BUYDOWNS

Criteria	Owner-Occupied	Second Home
Ineligible Programs/Enhancements	Not Allowed on for the following enhancements and property types <ul style="list-style-type: none"> • 80/20 Option • Investment properties • Cooperatives • Condotels • Interest Only 	
Maximum LTV	95%	90%
Maximum Loan Amount	\$1,500,000	\$650,000
Eligible Finance Types	Purchase and Rate and Term Full and Alt Doc Fast and Easy: Not allowed	
Eligible Occupancy	Owner-Occupied and Second Home	
Eligible Plans	<ul style="list-style-type: none"> • LTV less than or equal to 90%: 3-2-1, 2-2-1, 2-1, 1-1-1 • LTV greater than 90%: 2-1, 1-1-1 exceptions <ul style="list-style-type: none"> - 3/1 ARM: 2-1 - 5/1, 7/1, and 10/1 ARMs: 3-2-1 or 2-1 	3-2-1, 2-2-1 2-1, 1-1-1
Eligible Types	LTV less than or equal to 90%: Non-Lender Paid or Lender Paid LTV greater than 90%: Non-Lender Paid	Non-Lender Paid

Qualifying: Non-Lender Paid	LTV less than or equal to 90%: Buydown Rate LTV greater than 90%: Note Rate	Note Rate
Qualifying Lender Paid	LTV 80% or less: Buydown rate LTV greater than 80%: Note Rate	Not Allowed
Additional Guidelines	To view the guidelines for qualifying the borrower, see CTM 1.2.3: Buydowns .	

PREPAYMENT PENALTY OPTION

Arizona	Idaho	Nevada	South Carolina
California	Illinois	New Hampshire	South Dakota
Colorado	Indiana	North Carolina	Tennessee
Connecticut	Kentucky	North Dakota	Texas
Delaware	Louisiana	Oklahoma	Utah
Florida	Maine	Oregon	Washington
Georgia	Montana	Pennsylvania	Wyoming
Hawaii	Nebraska		

Note:

- 30 year term only
- Eligible Programs: Refer to the Features and Options section above.
- PayOption and 1 Mo/6 Mo Interest Only LIBOR: For restrictions, refer to the following spreadsheet.



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- To view the guidelines for the Prepayment Penalty/Reduced Rate Option, [see CTM 1.7.1: Prepayment Penalty/Reduced Rate Option](#).
- Individual state restrictions apply, [see CTM 3.10: Geographic Restrictions](#).

MORTGAGE INSURANCE

	Loan Term 10, 15 or 20 Yrs	Loan Term 25 or 30 Yrs
90.01 - 95%	25%	30%
85.01 - 90%	12%	25%
80.01 - 85%	6%	12%

Note:

- CMI and TAMI: Allowed. For detailed MI requirements, [see CTM 1.12: Mortgage Insurance](#).
- Monthly TAMI may be cancelled and the loan's interest rate reduced under certain conditions for owner-occupied one-unit properties using Full/Alt documentation. For additional information regarding Mortgage Insurance, including this option, [see CTM 1.12: Mortgage Insurance](#).
- One Time TAMI not allowed for Potential Negative Amortization/PayOption.
- Cooperatives: For detailed MI requirements, [see CTM 3.5.2: Eligible Cooperative Share Loan Transactions](#).
- Flexsaver: Mortgage Insurance is not required.

PROGRAM LIMITATIONS

Limitation	Owner-Occupied	Second Home and Investment Properties
Occupancy Inspections	<p>Refinance of 2-4 Unit properties:</p> <ul style="list-style-type: none"> • Prefunding occupancy inspection required • The homeowners' policy must show that the mailing and property address are the same. <p>Purchase of 3-4 Unit properties: Post funding occupancy inspection within 30 days of funding required.</p>	Occupancy inspections are not applicable.
Number of CHL Loans per Borrower	To view the guidelines for determining the maximum number of CHL loans per borrower, see CTM 1.4: Maximum Number of Loans .	
Number of Properties	To view the guidelines for determining the maximum number of financed properties, see	

SEASONING REQUIREMENTS

For information regarding eligible mortgages and seasoning requirements, [see CTM 1.6.2: Eligible Transaction Types](#).

DETERMINING VALUES

To view the guidelines for calculating the LTV, [see CTM 1.11.2: Determining Loan-To-Value Ratios](#).

SPOT RELOCATION

Allowed. Full/Alt Doc only. For additional information and restrictions, [see CTM 1.7.9: Spot Relocation Mortgages](#).

PROJECT WARRANTY

- **Condominiums and PUDs:** Standard Fannie Mae or Freddie Mac. For eligibility requirements see CTM 3.3: Condominium and PUD Projects.
 - Condominium projects in which the Homeowner's Association is not incorporated are allowed for
 - Fixed Rate Owner-occupied only.
- **Cooperatives:** For eligibility requirements, see CTM 3.5: Cooperatives.
- **Condoteles:** For eligibility requirements, [see CTM 3.4: Condotel Requirements](#).

CONSTRUCTION MODIFICATION

Allowed. For additional information and restrictions, [see CTM 1.6.5: Construction Modification Enhancement](#).

ENERGY EFFICIENT MORTGAGES

Not allowed.

ASSOCIATED LOAN PROGRAM IDs AND AVAILABLE LOAN TERMS

Loan Program IDs:



LPIDs - Full-Alt & F&E 3-4-05.xls

Loan Terms:

- **Fixed:** 10, 15, 20, 25, and 30 years
- **ARMs:** 30 years

Refer to your divisional bulletins for pricing add-on information.

MATRICES



FSL FlexSaver March 7'05.doc



CMD-WLD FlexSaver March 7'05.doc