

	Fannie Mae   Standard vs RefiNow vs HomeReady			Freddie Mac   Standard vs Refi Possible vs Home Possible		
Product	Standard Refinance	RefiNow	HomeReady	Standard Refinance	Refi Possible	HomePossible
Term/Amortization	10-30 Yr Fixed Rate	10-30 Yr Fixed Rate	10-30 Yr Fixed Rate ARM (5-, 7-, 10-year)	10-30 Yr Fixed Rate	Not Offered	10-30 Year Fixed Rate ARM (5-, 7-, 10-year)
High Balance	Yes	No	Yes (max 95% LTV)	Yes		Yes (max 95% LTV)
Income Limits	N/A	100% AMI	80% AMI	N/A		80% AMI
Max LTV/CLTV	97%/105% with Community/Affordable Second					97%/105% with Community/Affordable Second
Min FICO	620	N/A <sup>7</sup>	620	620		620
No Credit Score	Allowed	Not allowed	Allowed	Allowed		Allowed
DTI	50%	65%	50%	50%		50%
AUS Required		DU		LPA		LPA
Occupancy Type	Primary Residence, 2nd Home, NOO	Primary Residence		Primary Residence, 2nd Home, NOO		Primary Residence
Rate/Term Refinance	Yes (no prior loan securitization restrictions)	Yes (prior loan must have been securitized by FNMA)	Yes (prior loan must have been securitized by FNMA if LTV/CLTV > 95%)	Yes (no prior loan securitization restrictions)		Yes (no prior loan securitization restrictions)
Max Cash Back to Borrower	Lesser of 2% of new loan amount or \$2000	\$250	Lesser of 2% of new loan amount or \$2000	Greater of 1% of new loan amount or \$2000		Greater of 1% of new loan amount or \$2000
Cashout Refinance	Yes	No		Yes		No
Change in Borrowers	Yes	No <sup>1</sup>	Yes	Yes		Yes
Non-Occupant Co-Borrowers	Yes (max LTV 95%/105%)				Yes (max LTV 95%/105%)	
Home Buyer Education Requirement	N/A				N/A	
Max Financed Properties	Primary: no limit 2nd Home/NOO: 10 max	No limit	2 max	Primary: no limit 2nd Home/NOO: 10 max	2 max	
Units	1-4 units	1 Unit	1-4 units	1-4 units	1-4 units	
Property Types	Attached/Detached SFR, PUD, Condos, Manufactured Homes				Attached/Detached SFR, PUD, Condos, Manufactured Homes	
Appraisal Waiver	Yes				Yes	
Appraisal Credit	No	\$500 <sup>2</sup>	No	No	No	
Credit History	As per DU	0x30x6 1x30x12 0x60x12 <sup>3</sup>	As per DU	As per LPA	As per LPA	
Seasoning	No	At least 12 months	No	Rate/Term Refi: at least 30 days	Rate/Term Refi: at least 30 days	
Subordinate Financing	Yes	Only allowed if replacing existing subordinate financing	Yes	Yes	Yes	
Mortgage Insurance	Standard coverage	Standard coverage <sup>4</sup>	Reduced coverage (25% for LTV > 90%)	Standard coverage	Reduced coverage (25% for LTV > 90%)	
Net Tangible Benefit	No	Interest rate reduction of at least 50bps AND Monthly payment reduction <sup>5</sup>	No	No	No	
Loan Level Price Adjustments	Standard		LLPAs are waived (Minimum Coverage MI LLPA is not waived)	Standard	LLPAs are waived (Custom Coverage MI LLPA is not waived)	
SFC/IFI	007	868	900	N/A	N/A	
<b>Documentation Requirements</b>						
Income W-2: Non-Variable	- YTD paystub documenting YTD earnings - W-2 for the most recent 1 year period	- YTD paystub documenting YTD earnings	- YTD paystub documenting YTD earnings - W-2 for the most recent 1 year period	- YTD paystub documenting YTD earnings - W-2 for the most recent 1 year period	Not Offered	- YTD paystub documenting YTD earnings - W-2 for the most recent 1 year period
Income W-2: Variable	- YTD paystub documenting YTD earnings - W-2 for the most recent 2 year period	- YTD paystub documenting YTD earnings - W-2 for the most recent 1 year period	- YTD paystub documenting YTD earnings - W-2 for the most recent 2 year period	- YTD paystub documenting YTD earnings - W-2 for the most recent 2 year period		- YTD paystub documenting YTD earnings - W-2 for the most recent 2 year period
Income Self-Employed	- Most recent 2 year personal tax returns - Most recent 2 year business tax returns	- Most recent 1 year personal tax returns - Most recent 1 year business tax returns	- Most recent 2 year personal tax returns - Most recent 2 year business tax returns	- Most recent 2 year personal tax returns - Most recent 2 year business tax returns		- Most recent 2 year personal tax returns - Most recent 2 year business tax returns
Assets	Most recent 1 month statement showing account balance or VOD	One recent statement (monthly, quarterly, or annual) showing account balance	Most recent 1 month statement showing account balance or VOD	- Streamlined Accept: Most recent 1 month statement showing account balance or VOD - Standard: Most recent 2 months statement showing account balance or VOD		- Streamlined Accept: Most recent 1 month statement showing account balance or VOD - Standard: Most recent 2 months statement showing account balance or VOD

**Footnotes \*\*This matrix does not reflect Pennymac overlays. Please apply Pennymac overlays as necessary.\*\***

<sup>1</sup> Borrowers cannot be added. Borrowers can be removed if the remaining borrower(s) has made mortgage payments for the most recent 12 months from their own funds or due to the death of a borrower.

<sup>2</sup> Appraisal credit available for full appraisals only. Credit amount regardless of appraisal cost and must be passed to borrower.

<sup>3</sup> Borrower must have exited forbearance and completed at least 3 timely payments as of the note date of the new transaction. Missed payments during a COVID-19 forbearance must have been resolved as per the temporary eligibility requirements in LL-2021-03 / Bulletin 2021-17.

<sup>4</sup> Mortgage insurance provider must be the same as the MI provider on the previous loan being refinanced, as required by MI providers except National MI or Enact (formerly known as Genworth).

<sup>5</sup> Mortgage insurance may be included in the monthly payment reduction calculation.

<sup>6</sup> May be reduced to 2 year personal only (Fannie) or to 1 year for personal and business each (Fannie and Freddie)

<sup>7</sup> Pennymac requires a minimum credit score of 620.

