

# CONVENTIONAL FIXED

10, 15, 20, 25 and 30-Year Fixed  
Flex Term: 8-Year through 30-Year Terms Available

PURCHASE and RATE/TERM REFINANCE									
Occupancy Type	PRIMARY			SECOND HOME			INVESTMENT		
AUS Engine	LP	DU	LP & DU	LP	DU	LP & DU	LP	DU	LP & DU
	Max LTV/CLTV/HCLTV		Min FICO	Max LTV/CLTV/HCLTV		Min FICO	Max LTV/CLTV/HCLTV		Min FICO
<b>1-unit</b>	95% <sup>1</sup>	97% <sup>1,2,3</sup>	640	85% <sup>1</sup>	90% <sup>1</sup>	640	85% <sup>1</sup> Purchase	85% <sup>1</sup> Purchase	640 (720 >80%)
							85% <sup>1</sup> Rate/Term	75% Rate/Term	640 (720 >80%)
<b>2-unit</b>	80%	85% <sup>1</sup>	640	n/a	n/a	n/a	75%	75%	640
<b>3 to 4-unit</b>	80%	75%	640	n/a	n/a	n/a	75%	75%	640

<sup>1</sup> All loans over 80% LTV must refer to UWM's Mortgage Insurance, DURP or HARP 2.0 Matrices. <sup>2</sup> Refinance only of existing Fannie Mae loans for LTV 95.01-97% - see Look Up Tool below Matrices.

<sup>3</sup> For purchase 95.01-97% LTV/CLTV at least one borrower must be a first time home buyer.

<sup>4</sup> Financed MI with base LTV ≤ 95% LTV allows for 95% LTV MI coverage, but all other 97% LTV guidelines apply based on the gross loan amount LTV.

CASH-OUT REFINANCE									
Occupancy Type	PRIMARY			SECOND HOME			INVESTMENT		
AUS Engine	LP	DU	LP & DU	LP	DU	LP & DU	LP	DU	LP & DU
	Max LTV/CLTV/HCLTV		Min FICO	Max LTV/CLTV/HCLTV		Min FICO	Max LTV/CLTV/HCLTV		Min FICO
<b>1-unit</b>	80%	80%	640	75%	75%	640	75%	75%	640
<b>2-unit</b>	75%	75%	640	n/a	n/a	n/a	70%	70%	640
<b>3 to 4-unit</b>	75%	75%	640	n/a	n/a	n/a	70%	70%	640

BASIC PRODUCT PARAMETERS				M.I. COVERAGE (See M.I. guidelines for FICO requirements)		
Only Eligible DU Approve or LP Accept responses	<a href="#">97% LTV Refinance</a> <a href="#">Fannie Mae Loan Look up Tool</a>			LTV	10, 15 and 20 Year	25 and 30 Year
Maximum DTI is determined by DU or LP				95.01 - 97%	35%	35%
All appraisals must be ordered through a UWM Approved AMC				90.01 - 95%	25%	30%
1x30 day late in the last 12 months if FICO ≥680 with AUS approval, otherwise 0x30				85.01 - 90%	12%	25%
			Maximum loan amount based on number of units	80.01 - 85%	6%	12%

STATE REQUIREMENTS
New attached Florida Condos must be on FNMA approved project list.
Texas 50(a)(6) is not permitted

**\*\* Please refer to the current FNMA and FHLMC Selling Guides and UWM Overlay Sheet for detailed underwriting guidelines and documentation requirements \*\***