



# CONVENTIONAL HIGH BALANCE 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
1-unit	95% <sup>1</sup>	95% <sup>1</sup>	640 <sup>2</sup>	85% <sup>1</sup>	90% <sup>1</sup>	680	85% <sup>1</sup> Purchase	85% <sup>1</sup> Purchase	680 (720 >80%)
							85% <sup>1</sup> Rate/Term	75% Rate/Term	680 (720 >80%)
2-unit	80% <sup>1</sup>	85% <sup>1</sup>	640 <sup>2</sup>	n/a	n/a	n/a	75%	75%	680
3 to 4-unit	80%	75%	640 <sup>2</sup>	n/a	n/a	n/a	75%	75%	680

<sup>1</sup> All loans over 80% LTV must refer to UWM's Mortgage Insurance, DURP or HARP 2.0 Matrices. <sup>2</sup> 680 FICO minimum if all borrowers are First Time Homebuyers.

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
1-unit	80%	80%	640	75%	75%	680	75%	75%	680
2 to 4-unit	75%	75%	640   n/a	n/a	n/a	n/a	70%	70%	680

BASIC PRODUCT PARAMETERS		M.I. COVERAGE (See M.I. guidelines for FICO requirements)		
		LTV	10, 15 and 20 Year	25 and 30 Year
1x30 day late in the last 12 months if FICO ≥680 with AUS approval, otherwise 0x30	Only Eligible DU Approve or LP Accept responses	90.01 - 95%	25%	30%
	Minimum loan amount > \$424,100	85.01 - 90%	12%	25%
All appraisals must be ordered through an UWM Approved AMC	Maximum DTI is determined by DU or LP	80.01 - 85%	6%	12%
An additional Field Review is required when the loan amount is > \$1M and LTV/CLTV/HCLTV is > 75%		<a href="#">County Loan Limit Lookup</a>		

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 Selling Guide, FHLMC Selling Guide and UWM Overlay Sheet for detailed underwriting guidelines and documentation requirements \*\***