



ELITE 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 RESIDENCE			SECOND HOME		
AUS Engine	LP	DU	LP/DU	LP	DU	LP/DU
	Max LTV/CLTV		Min FICO	Max LTV/CLTV		Min FICO
1-unit	80/95%	80/95%	740	80/85%	80/90%	740
2-unit	80%	80/85%	740	n/a	n/a	n/a
3 to 4-units	80%	75%	740	n/a	n/a	n/a

CASH-OUT REFINANCE						
Occupancy Type	PRIMARY RESIDENCE			SECOND HOME		
AUS Engine	LP	DU	LP/DU	LP	DU	LP/DU
	Max LTV/CLTV		Min FICO	Max LTV/CLTV		Min FICO
1-unit	80%	80%	740	75%	75%	740
2 to 4-units	75%	75%	740	n/a	n/a	n/a

BASIC PRODUCT PARAMETERS	
An additional field review is required when the value is >\$1Mil and LTV/CLTV/HCLTV is >75%	Minimum loan amount > \$424,100
County Loan Limit Lookup	Maximum DTI is determined by DU or LP
All appraisals must be ordered through an UWM-approved AMC	
Only Eligible DU Approve or LP Accept responses	PIW accepted when offered through DU
1x30 day late in the last 12 months if FICO ≥680 with AUS approval, otherwise 0x30	

State Requirements
New attached condos in Florida must be on FNMA approved project list
No cash-out on primary residences in Texas

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