



ELITE 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		
AUS Engine	LP	DU	LP/DU	LP	DU	LP/DU
	Max LTV/CLTV/HCLTV		Min FICO	Max LTV/CLTV/HCLTV		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-unit	80%	75%	740	n/a	n/a	n/a

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

BASIC PRODUCT PARAMETERS	
Only Eligible DU Approve or LP Accept responses	Minimum loan amount \$250,000 and maximum loan amount is based on the conforming loan limit for number of units and state
Maximum DTI is determined by DU or LP	1x30 day late in the last 12 months if FICO \geq 680 with AUS approval, otherwise 0x30
All appraisals must be ordered through an UWM approved AMC	PIW accepted when offered through DU

STATE REQUIREMENTS
New attached condos in Florida must be on FNMA approved project list
Available in all states. No Texas 50(a)(6)

****Please refer to the current Fannie Mae and Freddie Mac Selling Guides and UWM Overlay Sheet for detailed underwriting guidelines and documentation requirements****