



HOME POSSIBLE - 95% LTV

HOME POSSIBLE ADVANTAGE - 97% LTV

LTV/CLTV	FICO	LOAN AMOUNT	LOAN TERM	PURCHASE AND RATE/TERM	REFINANCE	
Maximum	Minimum	Maximum	Amortization	31-4 Units	Rate /Term	Cash-Out
97% / 97% ^{1,2}	640	Conf. 1 Unit Loan Limit (No High Balance)	30-Year Fixed	Owner Occupied	Limited Cash-Out	Not Eligible

¹All loans over 80% LTV must refer to UWM's Mortgage Insurance Matrices. ²Home Possible 95% LTV/ 95% CLTV Max, Home Possible Advantage 97% LTV/ 97% CLTV Max
³2 - 4 units only available for Home Possible NOT Home Possible Advantage

ELIGIBILITY	
Qualifying Income	Income limits determined by Loan Prospector limitations for subject property area Additional allowances above 100% of the AMI for certain high - cost areas (see below) as determined by Loan Prospector (LP) No income limits apply if subject property located in an underserved census tract area as determined by Loan Prospector (LP) Boarder income is not an allowable source of income for the Home Possible Advantage product
Borrower Eligibility	Non-occupant co-borrowers are not eligible
Mortgage Insurance	25% for 95.01- 97%, 25% for 90.01-95%, 25% for 85.01- 90%, 12% for 80.01-85% Only BPML and Pay Advantage mortgage insurance options are available
Homebuyer Counseling	If all borrowers are first time homebuyers (defined as no interest in any property in the last three years), First time Home Buyer counseling is required from one of the following: 1) an online homeownership education program developed by mortgage insurance companies 2) Homeownership Education Programs that meet the standards of the National Industry Standards for Homeownership Education and Counseling, or 3) programs using Freddie's CreditSmart (provided Modules 1, 2, 7, 11 and 12 are included).
Multiple Properties Owned	Cannot have any ownership interest in any other residential dwellings at the time of closing unless the interest is one of: 1) Inheritance 2) Divorce or 3) The borrower is a cosigner / guarantor on the related mortgage
Subordinate Financing	Home Possible allows for traditional secondary financing. No secondary financing allowed for Home Possible Advantage
Underwriting	Must receive LP Accept AUS findings
CREDIT	
Mortgage History	1x30 day late if FICO ≥720, otherwise 0x30.
INCOME	
Debt-to-Income Ratios	As approved by Loan Prospector (LP)
ASSETS	
Reserves	As required by Loan Prospector (LP)
Borrower Contributions	No borrower minimum contribution required
PROPERTY	
Eligible Properties	Owner occupied, 1 unit permitted on Home Possible Advantage. Home Possible allows 1 - 4 units.
Manufactured Homes	Not eligible
State Requirements	Florida Condos- New attached condos must be on FNMA approved project list Texas 50(a)(6) is not permitted
Appraisals	Appraisal must be done by an UWM approved AMC
Affordable Income & Property Eligibility	Home Possible Income & Property Eligibility Lookup Tool Census Tract Look-up Tool
<p>100% of area median income (AMI); 120% of AMI in Clackamas, Columbia, Multnomah, Washington, and Yamhill Counties (Oregon); 120% of AMI in Clark, King, Pierce, Skamania, and Snohomish Counties (Washington); 135% of AMI in Essex, Middlesex, Norfolk, Plymouth, and Suffolk Counties (Massachusetts); 135% of AMI in Rockingham and Strafford Counties (New Hampshire); 140% of AMI in the State of California; 165% of AMI in Pike County (Pennsylvania); 165% of AMI in Bergen, Essex, Hudson, Hunterdon, Middlesex, Monmouth, Morris, Ocean, Passaic, Somerset, Sussex, and Union Counties (New Jersey); 165% of AMI in Bronx, Dutchess, Kings, Nassau, New York, Orange, Putnam, Queens, Richmond, Rockland, Suffolk, Ulster, Westchester Counties (New York); and 170% of AMI in the State of Hawaii; or borrower income limits imposed by other organizations.</p>	