



FHA ELITE FIXED

10, 15, 20, 25 and 30-Year Fixed / 15 and 30-Year Jumbo Fixed

PURCHASE, RATE/TERM REFINANCE & CASH OUT REFINANCE

Primary Residence Only

Property Type	Purpose Type	Max LTV/CLTV	Min FICO	Max DTI	Base Loan Amount
1-4 Unit	Purchase	96.50%	680	Determined by AUS	\$175,000 - Conforming Loan Limit Jumbo-Minimum is \$1 over Conf Loan Limit
	Rate/Term Refinance	97.75%			
	Cash Out Refinance	85.00%			

BASIC PRODUCT PARAMETERS

Must have Approve AUS Response	TX 50(a)(6) is not eligible	1x30 day late in the last 12 months with AUS approval
All FHA appraisals must be orderd through a UWM-approved AMC		
For all refinances properties currently listed for sale, the listing agreement must be canceled at least one day prior to loan application		

STREAMLINE REFINANCE

Primary Residence, Investment Properties and 2nd Home

Property Type	Max LTV/CLTV	MIN FICO
1 to 4-unit	97.75/105%	680

STREAMLINE PRODUCT PARAMETERS

The following are required for credit-qualifying streamlines: AUS submission, executed 4506t form and any removal of original borrowers			
\$500 maximum cash back at closing	Mortgage only credit report	TX 50(a)(6) is not eligible	Investment and 2nd homes are non-credit qualifying

**** Please refer to HUD 4000.1 and UWM Overlay Sheet for detailed underwriting guidelines and documentation requirements ****