



FHA 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 | Max DTI | | Base Loan Amount |
|---------------|---------------------|--------------|---------|-------------------|---|
| | | | 640-679 | ≥680 | |
| 1-4 Unit | Purchase | 96.50% | 50% | Determined by AUS | Maximum is 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 if FICO ≥680 with AUS approval, otherwise 0x30 |
| 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% | 640 |

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 guidelnes and documentation requirements ****