



FANNIE MAE DIRECT PROGRAM

Program Eligibility Guide - Fixed and ARM

VERSION 1.0

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FIXED RATE ELIGIBILITY MATRIX

PRIMARY RESIDENCE | PURCHASE, RATE AND TERM REFINANCE & CASH-OUT REFINANCE

Transaction Type	Units	Minimum FICO	Maximum LTV/CLTV/HCLTV <u>without</u> Subordinate Financing	Maximum LTV/CLTV/HCLTV <u>with</u> Subordinate Financing
Purchase & Rate and Term Refinance	1	620	97% ¹	95%/95%
	2		85%	85%/85%
	3-4		75%	75%/75%
Cash-Out Refinance	1		80%	80%/80%
	2-4		75%	75%/75%

SECOND HOME | PURCHASE, RATE AND TERM REFINANCE & CASH-OUT REFINANCE

Transaction Type	Units	Minimum FICO	Maximum LTV/CLTV/HCLTV <u>without</u> Subordinate Financing	Maximum LTV/CLTV/HCLTV <u>with</u> Subordinate Financing
Purchase & Rate and Term Refinance	1	620	90%	90%/90%
Cash-Out Refinance			75%	75%/75%

INVESTMENT | PURCHASE, RATE AND TERM REFINANCE, CASH-OUT REFINANCE

Transaction Type	Units	Minimum FICO	Maximum LTV/CLTV/HCLTV <u>without</u> Subordinate Financing	Maximum LTV/CLTV/HCLTV <u>with</u> Subordinate Financing
Purchase	1	620	85%	85%/85%
	2-4		75%	75%/75%
Rate and Term Refinance	1-4		75%	75%/75%
Cash-Out Refinance	1		75%	75%/75%
	2-4		70%	70%/70%

https://www.fanniemae.com/content/eligibility_information/eligibility-matrix.pdf

https://www.fanniemae.com/content/fact_sheet/high-balance-loan-matrix.pdf

FANNIE MAE DIRECT | STANDARD CONFORMING & HIGH BALANCE

ARM ELIGIBILITY MATRIX

PRIMARY RESIDENCE | PURCHASE, RATE AND TERM REFINANCE & CASH-OUT REFINANCE

Transaction Type	Units	Minimum FICO	Maximum LTV/CLTV/HCLTV <u>without</u> Subordinate Financing	Maximum LTV/CLTV/HCLTV <u>with</u> Subordinate Financing
Purchase & Rate and Term Refinance	1	620	90%	90%/90%
	2		75%	75%/75%
	3-4		65%	65%/65%
Cash-Out Refinance	1		75%	75%/75%
	2-4		65%	65%/65%

SECOND HOME | PURCHASE, RATE AND TERM REFINANCE & CASH-OUT REFINANCE

Transaction Type	Units	Minimum FICO	Maximum LTV/CLTV/HCLTV <u>without</u> Subordinate Financing	Maximum LTV/CLTV/HCLTV <u>with</u> Subordinate Financing
Purchase & Rate and Term Refinance	1	620	80%	80%/80%
Cash-Out Refinance			65%	65%/65%

INVESTMENT | PURCHASE, RATE AND TERM REFINANCE, CASH-OUT REFINANCE

Transaction Type	Units	Minimum FICO	Maximum LTV/CLTV/HCLTV <u>without</u> Subordinate Financing	Maximum LTV/CLTV/HCLTV <u>with</u> Subordinate Financing
Purchase	1	620	75%	75%/75%
	2-4		65%	65%/65%
Rate and Term Refinance	1-4		65%	65%/65%
Cash-Out Refinance	1		65%	65%/65%
	2-4		60%	60%/60%

https://www.fanniemae.com/content/eligibility_information/eligibility-matrix.pdf

https://www.fanniemae.com/content/fact_sheet/high-balance-loan-matrix.pdf

FANNIE MAE DIRECT

ARM REQUIREMENTS

ALL FIXED RATE PROGRAM GUIDES APPLY TO THE ARM PROGRAM ALONG WITH THE FOLLOWING ADDITIONS.

<p>INTEREST RATE ADJUSTMENT CAPS</p>	<ul style="list-style-type: none"> » 5/1 ARM Fully Amortized: <ul style="list-style-type: none"> - Initial: 2% up/down. - Subsequent: 2% up/down. - Lifetime: 5% up. » 7/1 ARM Fully Amortized: <ul style="list-style-type: none"> - Initial: 5% up/down. - Subsequent: 2% up/down. - Lifetime: 5% up. » 10/1 ARM Fully Amortized: <ul style="list-style-type: none"> - Initial: 5% up/down. - Subsequent: 2% up/down. - Lifetime: 5% up.
<p>MARGIN</p>	<ul style="list-style-type: none"> » 2.25
<p>INDEX</p>	<ul style="list-style-type: none"> » 1-Year LIBOR (London InterBank Offer Rate)
<p>INTEREST RATE FLOOR</p>	<ul style="list-style-type: none"> » Equal to the margin
<p>CHANGE DATES</p>	<ul style="list-style-type: none"> » 5/1 ARM Fully Amortized: <ul style="list-style-type: none"> - The first Change Date is the 60th payment due date. Subsequent Change Dates are every twelve (12) months thereafter. » 7/1 ARM Fully Amortized: <ul style="list-style-type: none"> - The first Change Date is the 84th payment due date. Subsequent Change Dates are every twelve (12) months thereafter. » 10/1 ARM Fully Amortized: <ul style="list-style-type: none"> - The first Change Date is the 120th payment due date. Subsequent Change Dates are every twelve (12) months thereafter.
<p>CAPS</p>	<ul style="list-style-type: none"> » 5/1 Libor ARM: 2 / 2 / 5%
<p>CAPS</p>	<ul style="list-style-type: none"> » 7/1 & 10/1 Libor ARM: 2 / 5 / 5%
<p>MARGINS</p>	<ul style="list-style-type: none"> » 5/1, 7,1 & 10/1: 2.25%
<p>MARGINS</p>	<ul style="list-style-type: none"> » The Floor is the margin.
<p>ARM LOOK BACK PERIOD:</p>	<ul style="list-style-type: none"> » 45 days
<p>CONVERSION OPTION</p>	<ul style="list-style-type: none"> » None Available
<p>ASSUMPTION</p>	<ul style="list-style-type: none"> » Assumable
<p>QUALIFYING RATIOS</p>	<ul style="list-style-type: none"> » 5/1 ARM: <ul style="list-style-type: none"> - Qualify at the higher of the Note rate plus 2% or the fully indexed rate » 7/1 & 10/1 ARM: <ul style="list-style-type: none"> - Qualify at the higher of the Note rate or the fully indexed rate.
<p>TERM</p>	<ul style="list-style-type: none"> » 30 year only

USE OF THIS DOCUMENT

THIS DOCUMENT IS NOT INTENDED TO REPLACE FANNIE MAE GUIDELINES.
 IN THE EVENT OF ANY CONFLICTS BETWEEN THIS DOCUMENT OR FANNIE MAE GUIDELINES,
 FOLLOW THE MORE RESTRICTIVE GUIDANCE. [HTTPS://WWW.FANNIEMAE.COM/CONTENT/GUIDE/SEL022316.PDF](https://www.fanniemae.com/content/guide/SEL022316.pdf).

SUMMARY GUIDELINE

<p>AGE OF DOCUMENTS</p>	<ul style="list-style-type: none"> » 120 days to the date of the note. » Use the most recent document date, for instance if you have Jan & Feb bank statements, you count the 120 days from the Feb bank statement date. » Watch-out: use 120 days not "4 months".
<p>AUS DECISION</p>	<ul style="list-style-type: none"> » DU Approve/Eligible decisions. Contract underwriting allowed with DU Approve/Eligible decisions. Manual underwriting allowed only as exception approved by Corporate Underwriting Manager or SVP Operations.
<p>CREDIT: BK CHAPTER 13</p>	<ul style="list-style-type: none"> » 2 years from discharge date · 4 years from dismissal date · extenuating circumstances allowed · (AUS Accept decision is required)
<p>CREDIT: BK FILINGS-MULTIPLE</p>	<ul style="list-style-type: none"> » 5 years if more than one filing in the past 7 years · AUS Accept decision is required
<p>CREDIT: CREDIT SCORE REQUIREMENTS</p>	<ul style="list-style-type: none"> » Minimum 620 score for all borrowers; borrower or co-borrower with no score not allowed
<p>CREDIT: DEED-IN-LIEU OF FORECLOSURE, PRE-FORECLOSURE SALE (SHORT SALE) MORTGAGE CHARGE-OFF</p>	<ul style="list-style-type: none"> » 4 years » 2 years with documented extenuating circumstances » AUS Accept decision is required
<p>CREDIT: FORECLOSURE</p>	<ul style="list-style-type: none"> » 7 years; AUS Accept decision is required. » 3 years with documented extenuating circumstances allowed subject to: <ul style="list-style-type: none"> - Up to the lesser of 90% LTV/CLTV or the max LTV/CLTV per the Fannie Mae eligibility matrix. - Purchase of an O/O or rate and term and occupancy. - If a mortgage debt was discharged through a bankruptcy, the bankruptcy waiting periods may be applied if the lender obtains the appropriate documentation to verify that the mortgage obligation was discharged in the bankruptcy. - If the property was excluded from the bankruptcy or retained, the greater of the applicable bankruptcy or foreclosure waiting periods must be applied. AUS Approve/Eligible required.
<p>CREDIT: FORECLOSURE AND BANKRUPTCY ON THE SAME MORTGAGE</p>	<ul style="list-style-type: none"> » If a mortgage debt was discharged through a bankruptcy, the bankruptcy waiting periods may be applied if the lender obtains the appropriate documentation to verify that the mortgage obligation was discharged in the bankruptcy. Otherwise, the greater of the applicable bankruptcy or foreclosure waiting periods must be applied. » YES, you can use the 4 year waiting period of the bankruptcy in lieu of the 7 year foreclosure waiting period.
<p>CREDIT: MINIMUM TRADE LINES</p>	<ul style="list-style-type: none"> » The borrower must have sufficient recent credit history to support a valid credit score. » Typical expectation is 3 open trade lines with a minimum of 12 month history each. » Credit must reflect the borrower's ability and willing to repay their obligations.
<p>CREDIT: VERIFICATION OF MORTGAGES</p>	<ul style="list-style-type: none"> » Follow Fannie Mae guidelines and requirements. <ul style="list-style-type: none"> - PLUS all mortgages/rental, including 2nds and Investment Property must be verified 0x12x30 - If living rent free provide a letter from landlord or person obligated on lease or mortgage.
<p>DTI RATIOS</p>	<ul style="list-style-type: none"> » Per DU Approve/Eligible decision.

SUMMARY GUIDELINE CONTINUED

MINIMUM LOAN AMOUNT	» \$50,000
MORTGAGE INSURANCE	» Reduced MI and custom MI are not eligible
NON-ARMS -LENGTH/ IDENTITY OF INTEREST TRANSACTIONS	<p>» Allowed.</p> <ul style="list-style-type: none"> - LOE required to describe the relationship. - Value of the property must be well supported; internal appraisal review tools must support value. - AVM, Desk Review or Field Review may be required if value has increased more than 20% and/or value does not appear to be supported. - Additional risk will be evaluated if property is also a flip and/or borrower has no down payment in the transaction. - NOT ALLOWED on flip transactions, Delayed Financing transactions or 2nd Home and NOO for newly constructed homes where the borrower has a relationship or business affiliation with the builder.
NON-OCCUPANT CO-BORROWER	» Maximum LTV/CLTV 95%. Must have AUS Approve/Eligible decision. Gross Monthly Rents or Mortgage PITI must be documented for the non-occupant co-borrower for accurate ratios.
POWER OF ATTORNEY RESTRICTIONS	» Not allowed in conjunction with vesting in a Trust OR Cash-out transactions; See CHMW Power of Attorney Policy for additional information and requirements.
PROPERTY: APPRAISAL	» No limitation on acreage-must be supported by comparable acreage comps, land must be appraised as full acreage, typical for area, land to improvement ratio in line; Transferred Appraisal not allowed except by exception.
PROPERTY: DEED RESTRICTIONS	» Not allowed in conjunction with vesting in a Trust OR Cash-out transactions; See CHMW Power of Attorney Policy for additional information and requirements.
PROPERTY: DEPARTING RESIDENCE	» Follow Fannie Mae guidelines for other real estate owned. No requirements for equity position of departing residence.
PROPERTY: ESCROW OR LENDER HOLDBACKS	» Not allowed.
PROPERTY: DELAYED FINANCING	<ul style="list-style-type: none"> » Borrowers who purchased the subject property within the past six months/date of purchase settlement to the date of disbursement on the subject loan are eligible for a cash-out refinance. » The original loan must be arms-length purchased by the borrower, their Revocable Trust or LLC in which they have 100% ownership. » The original purchase must be documented with the HUD-1 or Closing Statement or Settlement Statement reflecting no lien. » Title Commitment reflects no lien. » Document the source of funds to purchase the property. New loan amount cannot exceed actual documented amount of the borrower's initial investment plus the financing of the closing costs, prepaid and points subject to the maximum LTV/CLTV/HCLTV ratios for a cash-out transaction. » All other cash-out eligibility requirements must be met. Cash-out pricing is applicable.
PROPERTY FLIPPING	» No time restrictions; refer to guidance on excessive values and rapid appreciation.
PROPERTY LISTED FOR SALE	» Must be removed from market PTD. Can be documented by appraiser or cancelled listing.
PROPERTY: MANUFACTURED HOMES	» Not Eligible

SUMMARY GUIDELINE CONTINUED

<p>PROPERTY: MAX # OF FINANCED PROPERTIES</p>	<ul style="list-style-type: none"> » Follow Fannie Mae guidelines requirements for maximum number of financed properties owned and Multiple Financed Property guidelines. » No more than 4 loans to one borrower.
<p>PROPERTY: RENT BACK TO SELLER</p>	<ul style="list-style-type: none"> » CHMW will allow a Rent Back to the Seller up to 45 days. » If the Rent Back exceeds 45 days, CHMW will require an amendment to the purchase contract OR counter-offer to Conventional Investment Property loan program. » In a Rent Back situation, the borrower must sign an Owner Occupancy Certification at Closing. Borrower must take occupancy within 60 days per the note date.
<p>PROPERTY: REO PROPERTIES</p>	<ul style="list-style-type: none"> » LTV based on the lower of appraised value, sale price, auction/foreclosure bid value or auction/foreclosure sales price.
<p>PROPERTY: SALES CONTRACT</p>	<ul style="list-style-type: none"> » Renegotiation of the purchase contract that increases the sales price is not allowed after the appraisal is completed. Contracts that have "assigned" are not allowed.
<p>PROPERTY: SHORT RE-FINANCES OR RESTRUCTURED MORTGAGES</p>	<ul style="list-style-type: none"> » Not permitted for subject property currently owned by the borrower.

FAQ DIRECT REQUIREMENTS

<p>ASSETS: CASH TO CLOSE BUSINESS FUNDS</p>	<ul style="list-style-type: none"> » The borrower(s) must be a sole owner of the business; parties not obligated on the mortgage may not have an ownership in the account where the funds are held; funds must be readily available to the borrower(s). » Borrower must be listed as an owner of the account. » Withdrawal of the funds for cash-to-close may not impact the operation of the business. » The Underwriter must perform a cash flow analysis to determine that the withdrawal of the funds is not detrimental to the business and future income used to qualify the loan.
<p>ASSETS: DOWN PAYMENT ASSISTANCE</p>	<ul style="list-style-type: none"> » Down Payment Assistance and Employer assistance are allowed as long as the assistance is provided by a government entity. Evidence of the terms and provider must be included in the loan file and must meet Fannie Mae requirements.
<p>ASSETS: INTERESTED PARTY CONTRIBUTIONS</p>	<ul style="list-style-type: none"> » Owner Occupied and 2nd Home <ul style="list-style-type: none"> - 3% - >90% LTV/CLTV - 6% - 75.01-90% LTV/CLTV - 9% - ≤75% LTV/CLTV » Investment Property: All LTV/CLTV: 2%
<p>ASSETS: LARGE DEPOSITS</p>	<ul style="list-style-type: none"> » If accounts have been opened within 90 days and/or reflect large deposits. » Document any single deposit exceeding 50% of the total monthly qualifying income if the deposit is needed to meet the requirements for Borrower Funds and/or reserves. » If the deposit was a result of borrowed funds, they must meet the requirements of an eligible source and the monthly payment included in DTI. » Unverified assets/large deposits cannot be entered into DU for qualifying..
<p>ASSETS: MINIMUM BORROWER CONTRIBUTION</p>	<ul style="list-style-type: none"> » 1 unit primary residence: a minimum contribution from borrower's own funds is not required. » All funds needed to close can come from a gift. » 2-4 unit primary residence and 2nd home required 5% from the borrower's own funds. » N/O/O: 100% of the closing costs must be from borrower's own funds; gifts not allowed.
<p>ASSETS: RESERVES</p>	<ul style="list-style-type: none"> » DU will determine the required reserves for a Primary Residence 1-4 unit property. » If the borrower owns other financed properties the following verified reserves are required: <ul style="list-style-type: none"> - 2% of the aggregate UPB if the borrower has 1-4 financed properties; - 4% of the aggregate UPB if the borrower has 4-6 financed properties; - 6% of the aggregate UPB if the borrower has 7-10 financed property.
<p>DEBT PAYOFF TO QUALIFY</p>	<ul style="list-style-type: none"> » Revolving and Instalment Debt may be paid off to qualify prior to closing or at closing. » The account(s) are not required to be closed. » The source of funds to close the account(s) must be verified. » An OPEN 30-Day Account, such as AMEX, can be omitted from ratios if the borrower has sufficient verified asset to pay the account in full and must omit those assets as reserves to qualify. » Collections, Judgements, Garnishments, Liens that could affect our 1st lien position must be paid off at or prior to closing.
<p>INCOME: DU APPROVAL OF 1 YEAR INCOME DOCUMENTATION</p>	<ul style="list-style-type: none"> » No matter the DU income documentation requirements, a 2 year history of receiving income is required in order for the income to be considered stable and used for qualifying. » For example, DU may approve with 1 year income documentation ; however, the loan file is still required to document a 2 year work history per Fannie Mae Guide section B3-3.1-01

FAQ DIRECT REQUIREMENTS CONTINUED

<p>INCOME: EMPLOYMENT CONTRACTS-DELAYED START DATE</p>	<ul style="list-style-type: none"> » Borrowers with employment contracts to start employment: <ul style="list-style-type: none"> - Eligible for 1-Unit Primary Residence, purchase and rate/term transactions only - The borrower's signed and accepted non-contingent offer letter for employment must be included in the mortgage file at the time of underwriting - Employment must start and receipt of first paystub must be received prior to the sale of the loan the Fannie Mae; Extended lock period is required to carry loan until paystub is received; contact Secondary Marketing for pricing based on borrower's first paystub date
<p>INCOME: EMPLOYMENT GAP</p>	<ul style="list-style-type: none"> » Gaps of employment that are more than 60 days in length must be documented and explained by the borrower. » Return to work and income must be stable, probable and likely to continue for at least the next 3 years.
<p>INCOME: NEWLY EMPLOYED</p>	<ul style="list-style-type: none"> » For a Borrower who has less than a two-year employment and income history, the Borrower's income may be qualifying income if the Mortgage file contains documentation to support that the Borrower was either attending school or in a training program immediately prior to their current employment history.
<p>INCOME: NON-TAXABLE INCOME</p>	<ul style="list-style-type: none"> » Non-Taxable income may be grossed up by 125% only when the borrower can supply documentation to verify the income is non-taxable; such as 1040 Tax Returns or statement from the payer that clearly states payments are non-taxable.
<p>INCOME: RE-ENTERING THE WORKFORCE</p>	<ul style="list-style-type: none"> » For a Borrower who is re-entering the workforce and has less than a two-year employment and income history, the Borrower's income may be qualifying income if the Borrower has been at the current employer for a minimum of six months and there is evidence of a previous employment history.
<p>INCOME RESTRICTIONS</p>	<ul style="list-style-type: none"> » Section 8 housing vouchers are an acceptable source of income; » However, if the voucher is sent directly to the servicer of the subject loan, the loan is not eligible due to operational constraints.
<p>INCOME: SEASONAL EMPLOYMENT</p>	<ul style="list-style-type: none"> » A written VOE(s) covering two full years for the seasonal employment and proof of receipt of unemployment compensation for two years (if applicable and cannot use if 2 year history not documented), or all of the following: <ul style="list-style-type: none"> - YTD paystub documenting at least 30 days of income - 2 years W2's - VVOE with current employer required to confirm reasonable expectation that the borrower will be rehired for the next season even if currently on unemployment - Proof of unemployment compensation for 2 years, if applicable may be averaged in. - 2 years 1040's and Transcripts required confirming unemployment compensation no matter the AUS Findings. - Less than 2 full years as a seasonal worker is not eligible income to qualify.

FAQ DIRECT REQUIREMENTS CONTINUED

**INCOME:
TAX TRANSCRIPTS**

- » CHMW Credit Risk Policy requires tax transcripts for all borrower(s) whose income is being utilized to qualify.
- » W2 Transcripts are allowed for borrowers who are only W2 wage earners and have no other business interest such as Schedule C, E or F income/losses.
- » Business transcripts are not required.
- » Follow AUS requirement for the number of years income must be documented.
- » Refer to CHMW Operations Job Aide "Reject Code 10.PDF" updated 9.21.15.
- » In most instances, if the borrower is going to use 2015 income to establish a new income level, income documentation (W2's or tax returns) must be validated through 1040 or W2 IRS Transcripts or other independent verification per the policy below.
- » Please note if 2015 returns have not yet been filed evidence must be obtained via a copy of the IRS Extension and a "no record found" transcript.
- » Transcripts will be required after June 15, 2016 unless borrower has filed an extension.
- » If 2014 income is utilized, transcripts for 2013 and 2014 will be required when two year income documentation is required.
- » Tax Transcripts "no record found": Permitted for borrowers who file prior to April 15, 2016 if the following criteria below have been met.
- » W2 Transcripts "no record found": Permitted until 7/15/2016 (or until notification is received from our vendor that W2 transcripts are available) if the criteria below have been met.
- » Using 2015 Income to qualify if AUS or Investor Guidelines require tax returns:
- » For CHMW Fannie Mae Direct 2015 Income level may be used to qualify if all of the following are met:
 - 2015 No Record Found + previous year(s) transcripts (2014; if two years documentation was required by the AUS, 2013 must be obtained as well)
 - A copy of 2015 tax returns, signed and dated
 - Evidence that 2015 Returns have been Filed (Stamped Returns, CPA Letter, Proof of E-Filing)
 - CPA letters must be from a licensed CPA or Licensed Tax Preparer confirming tax returns have been filed, documenting the tax liability or anticipated refund
 - Proof of 2015 Tax Payment or Refund required
 - Refunds may be verified using the IRS's Where's My Refund site if the borrower has not yet received their payment
 - Payments may be verified via cancelled checks or proof of electronic payment
- » All Wage Earners using 2015 Income to qualify:
 - 2015 W2 Transcript
 - 2014 W2 Transcript (2013 W2 Transcript if 2 years required per AUS requirements)
 - 2014 and 2015 W2's or per AUS requirement (2013 W2 if 2 years required per AUS requirements)
 - YTD paystub covering a minimum of 30 days per AUS requirements
 - VVOE if required to break out Overtime, Commissions or Bonus
 - VVOE

**INCOME: TEMPORARY
LEAVE**

- » Temporary leave from work is generally short in duration for reasons of maternity, parental leave, family leave, short-term medical disability or other temporary absence that is acceptable by law or the borrower's employer.
- » If the borrower **will** return to work as of the first mortgage payment date you can use the borrower's regular employment income to qualify.
- » If the borrower **will not** return to work as of the first mortgage payment date you must use the lesser of the temporary leave income or regular employment income.
- » VVOE is required prior to closing under all circumstances.

FAQ DIRECT REQUIREMENTS CONTINUED

<p>LIABILITIES: LOAN SECURED BY 401K</p>	<ul style="list-style-type: none"> » A monthly payment is not required to be added to DTI when secured by a borrower's 401K account.
<p>MULTIPLE FINANCED PROPERTIES</p>	<ul style="list-style-type: none"> » A maximum of 10 financed properties that the borrower(s) owns, is obligated on, including non-occupant co-borrower. » Minimum credit score of 720 is required. » Multiple Financed Property Guidelines must be met for 7-10 financed properties. » Cash-out on investment property where 7-10 financed properties exist is only allowed if Delayed Financing.
<p>NON-PERMANENT RESIDENT ALIEN</p>	<ul style="list-style-type: none"> » See eligible VISA types below.
<p>PROPERTY: CONTINUITY OF OBLIGATION</p>	<ul style="list-style-type: none"> » Fannie Mae recently removed restrictions for continuity of obligation from their guide. Borrower must be listed as the vested owner on the Appraisal and Title Commitment. » For cash-out transaction borrower must be vested owner for a minimum of 6 months. » If property is inherited and the borrower can provide the documents, no seasoning requirement for cash-out. » VERY IMPORTANT to check with your MI Provider on their guidelines regarding Continuity of Obligation, they vary by provider and MI offerings.
<p>PROPERTY: CONVERSION OR UNPERMITTED ADDITIONS</p>	<ul style="list-style-type: none"> » Work must be completed in a workman like manner. » The addition does not result in a change in the number of units comprising the subject property. » If value is given to the unpermitted addition(s) the appraisal must demonstrate market acceptance by the use of 3 like comparable sales. » Must be typical in the marketplace. » Unpermitted addition does not detract from the conformity of the property in the neighborhood; must conform to zoning or be able to be rebuilt as is. » Cost to cure must be subtracted from value to determine LTV.
<p>PROPERTY RESTRICTIONS INELIGIBLE</p>	<ul style="list-style-type: none"> » Manufactured homes » Mobile Homes » Exotic or non-traditional homes, log homes, dome homes » Cooperatives » Condotels » Hotel Condominiums » Timeshares » Working Farms and Ranches » Unimproved Land » Property currently in litigation » Land Trust, Community Land Trust, Illinois Land Trust, Indian Leased Land » Hawaii Lava Zone 1 & 2 » Condition Rating of C5/C6 or a Quality Rating of Q6 » Homes purchased using HomeStyle Financing » Turn-key investment properties (Interim {flip}, Short Term, Bridge Loan financing)

FAQ DIRECT REQUIREMENTS CONTINUED

<p>PROPERTY: VESTED IN A TRUST OR LLC</p>	<ul style="list-style-type: none"> » A residential property currently vested in the borrower's Living/ Inter Vivos Revocable Trust may be refinanced in the borrower(s) name or in the qualifying Trust, no seasoning requirement for cash-out or no cash-out transactions. » If the subject property is currently vested in an LLC, the borrower, as an individual, must be the vested owner for a minimum of 6 months prior to the application for a cash-out refinance » For no cash-out refinance transactions there is no seasoning requirement for the individual borrower to be in title. » The borrower must be in title to the property at the time of the application. » POA is not allowed in conjunction with vesting held in a trust.
<p>PROPERTY: ZONING AND NON-CONFORMING USE</p>	<ul style="list-style-type: none"> » Fannie Mae Direct no longer requires rebuild letters for legal non-conforming use. » The property must be a 1-4 unit residential property, PUD or Condo; » The appraisal must provide analysis reflecting any adverse effect that the non-confirming use has on the value and marketability of the property. » Subject must have full replacement cost coverage hazard insurance of the improvements.
<p>VISA TYPES</p>	
<p>SERIES A • A-2 • A-2 • A-3</p>	<ul style="list-style-type: none"> » Common Non-Permanent Resident Alien Visa Classifications » These visas are given to officials of foreign governments, immediate family members and support staff. Only those without diplomatic immunity, as verified on the visa, are allowed.
<p>E-1 TREATY TRADER E-2 TREATY INVESTOR</p>	<ul style="list-style-type: none"> » This visa is essentially the same as an H-1 or L-1; the title refers to the foreign country's status with the United States.
<p>SERIES G • G-1 • G-2 • G-3 • G-4 • G-5</p>	<ul style="list-style-type: none"> » These visas are given to employees of international organizations that are located in the United States. Some examples include the United Nations, Red Cross, World Bank, UNICEF and the International Monetary Fund, Verification that the applicant does not have diplomatic immunity must be obtained from the applicant's employer and/or by viewing the applicant's passport
<p>H - 1 H -1B H -1C TEMPORARY WORKER</p>	<ul style="list-style-type: none"> » This is the most common visa given to foreign citizens who are temporarily working in the United States
<p>L-1 INTRA COMPANY TRANSFEEEE</p>	<ul style="list-style-type: none"> » An L-1 visa is given to professional employees whose company's main office is in a foreign country.
<p>O-1</p>	<ul style="list-style-type: none"> » Individual of extraordinary ability in sciences, arts, education, business or athletics » Work authorized for sponsoring organization