



## AGENCY MATRIX

### FNMA/FHLMC STANDARD MATRIX

| Occupancy         | Purchase - Limited Cash-Out Refinance |                         |                         |                         |                         | Cash-Out Refi |                    |               |
|-------------------|---------------------------------------|-------------------------|-------------------------|-------------------------|-------------------------|---------------|--------------------|---------------|
|                   | Property Type                         | MAX LTV/CLTV/HCLTV      |                         |                         |                         | Property Type | MAX LTV/CLTV/HCLTV |               |
|                   |                                       | Fixed                   |                         | ARM                     |                         |               | Fixed              | ARM           |
|                   |                                       | Purchase                | Limited C/O             | Purchase                | Limited C/O             |               |                    |               |
| Primary Residence | SFR/PUD/Condo                         | 97% <sup>1</sup>        | 97% <sup>1</sup>        | 95%                     | 95%                     | SFR/PUD/Condo | 80%                | 80%           |
|                   | Manufactured                          | 95%                     | 95%                     | 95%                     | 95%                     | Manufactured  | 65%                | Not Permitted |
|                   | 2 Units                               | FNMA-95%<br>FHLMC-85%   | 95%                     | 85%                     | 85%                     | 2 Units       | 75%                | 75%           |
|                   | 3-4 Units                             | FNMA-95%<br>FHLMC-80%   | 95%                     | 75%                     | 75%                     | 3-4 Units     | 75%                | 75%           |
| Second Home       | SFR/PUD/Condo                         | 90%                     | 90%                     | 90%                     | 90%                     | SFR/PUD/Condo | 75%                | 75%           |
|                   | Manufactured                          | FNMA: 90%<br>FHLMC: 85% | FNMA: 90%<br>FHLMC: 85% | FNMA: 90%<br>FHLMC: 85% | FNMA: 90%<br>FHLMC: 85% | Manufactured  | Not Permitted      | Not Permitted |
| Investment        | SFR/PUD/Condo                         | 85%                     | 75%                     | 85%                     | 75%                     | SFR/PUD/Condo | 75%                | 75%           |
|                   | 2-4 Units                             | 75%                     | 75%                     | 75%                     | 75%                     | 2-4 Units     | 70%                | 70%           |
|                   | 1-4 Unit LTD C/O                      | 75%                     | 75%                     | 75%                     | 75%                     | NA            | NA                 | NA            |

### 2025 CONFORMING LOAN LIMITS

| Units | Standard Conforming | High Cost   | AK, Guam, HI, US Virgin Islands |
|-------|---------------------|-------------|---------------------------------|
| 1     | \$806,500           | \$1,209,750 | \$1,209,750                     |
| 2     | \$1,032,650         | \$1,548,975 | \$1,548,975                     |
| 3     | \$1,248,150         | \$1,872,225 | \$1,872,225                     |
| 4     | \$1,551,250         | \$2,326,875 | \$2,326,875                     |

### FNMA HOMEReady STANDARD & HIGH BALANCE MATRIX

| Primary Residence Only | Purchase     |                    | Limited Cash-Out Refinance |                        |
|------------------------|--------------|--------------------|----------------------------|------------------------|
|                        | Product      | MAX LTV/CLTV/HCLTV | Product                    | MAX LTV/CLTV/HCLTV     |
|                        |              | Single Lien        |                            | Single Lien            |
| SFR/PUD/Condo          | Conforming   | 95.01-97%          | Conforming                 | 95.01-97% <sup>2</sup> |
|                        | High Balance | 95%                | High Balance               | 95%                    |
| 2 Units                | Conforming   | 95%                | Conforming                 | 85%                    |
| 3-4 Units              |              | 95%                |                            | 75%                    |

### FHLMC HOME POSSIBLE CONFORMING & SUPER CONFORMING MATRIX

| Primary Residence Only | Purchase         |                    | No Cash-Out Refinance |                        |
|------------------------|------------------|--------------------|-----------------------|------------------------|
|                        | Product          | MAX LTV/CLTV/HCLTV | Product               | MAX LTV/CLTV/HCLTV     |
|                        |                  | Single Lien        |                       | Single Lien            |
| SFR/PUD/Condo          | Conforming       | 95.01-97%          | Conforming            | 95.01-97% <sup>3</sup> |
|                        | Super Conforming | 95%                | Super Conforming      | 95%                    |
| 2-4 Units              | Conforming       | 95%                | Conforming            | 95%                    |

<sup>1</sup> MAX LTV 95% for High Balance Transactions

<sup>2</sup> Loan must be currently owned by Freddie Mac or Fannie Mae

<sup>3</sup> CLTV up to 105% with eligible Community Second

## PROGRAM OVERVIEW

|                                |  |
|--------------------------------|--|
| Complete Guidelines            | Where not specified within, refer to the respective agency guidelines.   |
| Assets                         | <ul style="list-style-type: none"> <li>Bank Statements must show account activity for a full two (2) month period.</li> <li>Internet Statements, obtained from financial institution's website, must contain same information found on a standard bank statement.</li> <li>VOD as stand-alone document not permitted unless obtained from a Third-Party Vendor.</li> <li>Six months reserves required on cash-out refinance transactions when borrower's DTI exceeds 45%.</li> </ul>   |
| DTI                            | Per AUS Approval   |
| Electronic Signatures/eSigning | <ul style="list-style-type: none"> <li>eSigning is allowed for most documents.</li> <li>eSigning is not allowed for:                             <ul style="list-style-type: none"> <li>Note</li> <li>Note Rider(s)</li> <li>Notice of Right to Cancel</li> <li>Security Instrument</li> <li>Security Instrument Rider(s)</li> </ul> </li> </ul>   |
| Frozen credit report           | Not Permitted – Full Credit Report required  |
| Hazard Insurance               | Replacement Cost is required on all files to ensure sufficient coverage is documented.   |
| Non-Permanent Resident Aliens  | These borrowers accepted under the following conditions: <ul style="list-style-type: none"> <li>Acceptable Visa evidence (such as E-1, H-1B, H-2B, H-3, LIG Series, O-1) provided.</li> <li>Borrower eligible to work in the U.S., as evidenced by EAD issued by the USCIS.</li> <li>Borrower has valid Social Security Number (SSN)</li> <li>Borrower satisfies the same requirements, terms, and conditions as those for U.S. citizen.</li> <li>DACA: With Category C33 work status under deferred action, DACA borrowers eligible FNMA only.</li> <li>Diplomatic Immunity: Borrowers with Diplomatic Immunity ineligible</li> </ul> |
| Social Security Number         | All borrowers must have a valid SSN.   |
| Tax Transcripts                | Per AUS<br>*4506C required regardless of AUS verbiage  |

## PROGRAM OVERLAYS/REQUIREMENTS

|                           |   |
|---------------------------|---|
| AUS Findings              | <ul style="list-style-type: none"> <li>DU Approve/Eligible or LPA Accept/Eligible</li> </ul>  |
| Credit                    | <ul style="list-style-type: none"> <li>Minimum 620 FICO score</li> <li>Co-borrower without a credit score is eligible subject to additional requirements.</li> </ul>  |
| Condominiums              | <ul style="list-style-type: none"> <li>FHLMC Condo Project Advisor not allowed</li> <li>FNMA PERS Approved condos are eligible</li> <li>Leasehold not permitted</li> <li>Minimum square footage: 600 sq. ft.</li> </ul>     |
| Debts Paid by Others      | <ul style="list-style-type: none"> <li>For mortgages, but not installment loans, the other party must be obligated on the mortgage note</li> </ul>  |
| Escrow Repair/Holdbacks   | <ul style="list-style-type: none"> <li>Not permitted</li> </ul>   |
| Family-Owned Business     | <ul style="list-style-type: none"> <li>Two years tax returns are required regardless of AUS (DU or LPA) recommendation.</li> </ul>  |
| FNM - Ineligible Programs | <ul style="list-style-type: none"> <li>Community Land Trusts</li> <li>Manual Underwriting</li> <li>High-LTV Refinance</li> <li>HomePath©, HomeStyle©</li> <li>HomeReady© with reduced Mortgage Insurance Options</li> </ul> |

|                           |  |
|---------------------------|--|
|                           | <ul style="list-style-type: none"> <li>• Native American Lands</li> <li>• PACE/HERO when NOT paid in full.</li> <li>• Renovation Mortgages</li> </ul>  |
| FRE - Ineligible Programs | <ul style="list-style-type: none"> <li>• HomePossible©ARM and Manual Underwriting</li> <li>• HomePossible © Reduced Mortgage Insurance Options</li> <li>• Native American Lands</li> <li>• PACE/HERO when paid in full.</li> <li>• Renovation Mortgages</li> </ul>   |
| Future Income             | <ul style="list-style-type: none"> <li>• Borrower must be able to furnish a paystub within 15 days after the closing date.</li> <li>• Purchase and Rate Term Only</li> <li>• 1-Unit only</li> <li>• Borrower is not employed by family member or interested party to the transaction.</li> <li>• Bonus or overtime cannot be used in the qualifying income.</li> <li>• Offer letter signed by employer required and; <ul style="list-style-type: none"> <li>○ Must identify the employer's name.</li> <li>○ Be accepted by the borrower.</li> <li>○ Identify position, rate of pay and start date.</li> <li>○ Be non-contingent.</li> </ul> </li> <li>• All other agency requirements apply</li> </ul> |
| Ineligible Properties     | <ul style="list-style-type: none"> <li>• Appraisal condition rating C5 or C6</li> <li>• Co-Ops</li> <li>• Condo &lt;400 sq ft.</li> <li>• Adult family home, group homes, care facilities</li> <li>• Native American Leased Land/leaseholds</li> <li>• Lava Zone 1</li> <li>• Property Flip of Non-Arm's Length Transaction</li> <li>• Solar Panels that affect first lien position</li> <li>• Proposed and under construction properties.</li> <li>• Renovation loan or construction to perm.</li> <li>• Build to own</li> </ul>  |
| Layered Risk              | <p>If 3 of the following are present, Underwriting Management review and approval is required.</p> <ul style="list-style-type: none"> <li>• Unstable work history</li> <li>• Payment shock that exceeds 150%</li> <li>• Less than 3 tradelines that have been active within the past 3 years for a minimum of 24-month duration.</li> <li>• Any late payment in the last 12 months</li> </ul>  |
| Manual Underwriting       | Not permitted  |

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|---------------------------------------|---|
| Manufactured Housing                  | <ul style="list-style-type: none"> <li>• MIN FICO 620</li> <li>• Primary Residence &amp; Second Homes only</li> <li>• Cash-Out ≤ 20-Year Term</li> <li>• Manufactured Homes that are subject to deed restrictions are not allowed.</li> <li>• Leased Land property is not allowed.</li> <li>• Single-wide homes not allowed.</li> <li>• Properties located in 100-year flood zone are ineligible</li> <li>• Must meet all other agency guidelines.</li> <li>• Must not have been installed or occupied previously at any other site or location.</li> <li>• Must be taxed as real property prior to application</li> </ul>  |
| Minimum Loan Amount                   | \$50,000  |
| Mortgage Credit Certificate           | Not permitted   |
| Mortgage Insurance (MI)               | Reduced MI coverage amounts provided by agency AUS decision or standard guidelines are ineligible.  |
| Multiple Loans to One Borrower        | Ameritrust allows up to five (5) loans for one borrower, including the subject property, or a total of \$2.5MM in financing, whichever is less.   |
| Non-Arm's Length Transaction          | Appraisal Waiver is not allowed.  |
| Non-Traditional Credit/Credit Reports | Not permitted   |
| Power of Attorney (POA)               | <ul style="list-style-type: none"> <li>• POA permitted for closing documents only.</li> <li>• POA not permitted on initial disclosures.</li> <li>• A POA may not be eSigned and must be specific to the transaction.</li> <li>• A POA is not eligible for cash-out or properties held in Trust.</li> </ul>  |
| Sweat Equity                          | Not permitted   |
| Unpaid Federal Tax Debt               | <p>Ameritrust considers all unpaid tax debt from prior years as delinquent, even if lien has not been filed.<br/>Evidence of one of the following required:</p> <ul style="list-style-type: none"> <li>• Payment plan must be established and at least one payment made in accordance with the agreement. Payment plan arrangements and evidence of payment required.</li> <li>• Delinquent Federal Tax Debt must be paid in full.</li> </ul>   |
| 95.01% – 97.00% LTV                   | <p>All transactions:</p> <ul style="list-style-type: none"> <li>• 1-unit primary residence only</li> <li>• Fixed rate only</li> <li>• Conforming loan amount (cannot be High-Balance or Super Conforming)</li> <li>• Non-occupant co-borrowers are not permitted</li> <li>• 35% MI</li> </ul> <p>Purchase transactions:</p> <ul style="list-style-type: none"> <li>• One borrower must be first time homebuyer (no property ownership in previous 3 years)</li> </ul> <p>Refinance transactions:</p> <ul style="list-style-type: none"> <li>• The loan must be owned by Fannie Mae or Freddie Mac</li> </ul> <p>See Fannie Mae &amp; Freddie Mac Conforming Program Guidelines for complete requirements.</p> |

|                             |   |
|-----------------------------|---|
| <p>Temporary Buydown</p>    | <p>Permitted for the following:</p> <ul style="list-style-type: none"> <li>• Fixed Rate</li> <li>• Purchase Transactions</li> <li>• Primary Residences</li> <li>• Second Homes</li> </ul> <p>Not permitted for the following:</p> <ul style="list-style-type: none"> <li>• ARMs</li> <li>• Investment properties</li> <li>• Manufacture housing</li> <li>• Refinance transactions</li> </ul> <p>Eligible Buydown Plans:</p> <ul style="list-style-type: none"> <li>• 1-0: Payment will be calculated at 1.00% below the Note rate for payments 1 through 12</li> <li>• 1-1: Payment will be calculated at 1.00% below the Note rate for the first 2 years</li> <li>• 2-1: Payment will be calculated at 2.00% below the Note rate for payments 1 through 12 &amp; 1.00%below the Note rate for months 13 through 24</li> <li>• 3-2-1: Payment will be calculated at 3.00% below the Note rate for payments 13 through 24 &amp; 1.00%below the Note rate for months 25 through 36</li> </ul> <p>Borrower is qualified based on the note rate without consideration of the bought-down rate</p> |
| <p>Florida Condominiums</p> | <ul style="list-style-type: none"> <li>• New or newly converted condominium projects located in Florida require PERS approval</li> <li>• Established condominium projects in FL with PERS approval or Full Review; project review not required on detached condos or 2-4 unit projects; no LTV restrictions; projects with a Limited/CPM Review: <ul style="list-style-type: none"> <li>○ Primary Residence: Max 75/90/90 LTV/CLTV/HCLTV</li> <li>○ Second Home: Max 70/75/75 LTV/CLTV/HCLTV</li> <li>○ Investment: Max 70/75/75 LTV/CLTV/HCLTV</li> </ul> </li> </ul>  |