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FREDDIE MAC HOME POSSIBLE PROGRAM¹

| PURCHASE – Fixed Rate | | | | | NO CASH OUT REFINANCE – Fixed Rate | | | | |
|-----------------------|-------|---------------------------|---|-------------------|------------------------------------|-------|---------------------------|----------------------------|-------------------|
| Occupancy | Units | LTV/TLTV | Min. Borrower Contribution ³ | FICO | Occupancy | Units | LTV/TLTV | Min. Borrower Contribution | FICO |
| Primary | 1 | 97%/105% ^{2,4,5} | None | Determined by LPA | Primary | 1 | 97%/105% ^{2,4,5} | None | Determined by LPA |
| Primary | 2-4 | 95%/95% | 3% of value | | Primary | 2-4 | 95%/95% | None | |

Super Conforming Loan Amounts⁶

| Occupancy | Units | LTV/TLTV | Min. Borrower Contribution ³ | FICO | Occupancy | Units | LTV/TLTV | Min. Borrower Contribution | FICO |
|-----------|-------|-------------------------|---|-------------------|-----------|-------|-----------------------|----------------------------|-------------------|
| Primary | 1 | 95%/105% ^{2,4} | None | Determined by LPA | Primary | 1 | 95%/105% ⁴ | None | Determined By LPA |
| Primary | 2 | 85%/85% | 3% of value | | Primary | 2 | 85%/85% | 3% of value | |
| Primary | 3-4 | 80%/80% | None | | Primary | 3-4 | 80%/80% | None | |

Reference:

- Standard Conforming and Super Conforming Loan Limits apply. Refer to: [2023 Loan Limits](#)
- CLTV is permitted up to 105% if the subordinate lien is an Affordable Second; otherwise, max CLTV and HTLTV is 97% for Conforming loan amounts and 95% for Super Conforming loan amounts. See Freddie Mac [Selling Guide](#) for complete details.
- LTV/TLTV equal or less than 80% requires no minimum borrower contribution, regardless of number of units or loan type.
- Loans involving a non-occupant borrower have a maximum LTV/LTV of 95%.
- Transactions with a Manufactured Home permitted to a maximum LTV/TLTV of 95%. Affordable Seconds are permitted within these parameters.
- Manufactured homes are ineligible.

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| Terms | Conforming and Super Conforming Loan Amounts. 30-, 25-, 20-, and 15-Year Fixed Rate. 2-1 and 1-0 buydowns are eligible. 3-2-1 buydown is ineligible. |
| ATR/QM – Safe Harbor | All loans must meet ATR/QM rules as applicable and be Safe Harbor eligible. |
| AUS | <ul style="list-style-type: none"> All loans must receive an "Accept / Eligible" AUS Finding. Manual Underwriting is not permitted. |
| Community Seconds | Acceptable to the LTV/TLTV/HTLTV stated. The TLTV ratios for Affordable Seconds may never exceed 105%. |
| Doc Type | Full DOC. Follow AUS requirements regarding file documentation. |
| Gift Funds | Gift Funds are acceptable as a source of funds for down payment and closing cost, in accordance with Freddie Mac Selling Guide section 5501.3. |

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| Income Limits | <ul style="list-style-type: none"> • The Borrower must meet Income Limits for the program. LPA will indicate income eligibility. • The Borrower's annual income cannot exceed 80% of the County AMI; unless the subject property is located in a low-income census tract, which has no limit. |
| Eligible Mortgages | Mortgage must be secured by a 1–4-unit primary residence, including Condo and PUD. Manufactured Homes are allowed (see Manufactured Home section below). |
| Ineligible Mortgages | <ul style="list-style-type: none"> • A-minus Mortgages • Seasoned Mortgages • Permanent Buydown Mortgages • Modified Mortgages or Mortgages with Capitalized Balances • FHA and VA Mortgages • Freddie Mac Relief Refinance Mortgages • Freddie Mac Home One Mortgages |
| First Time Home Buyer | <p><u>For Purchase transactions:</u></p> <ul style="list-style-type: none"> • If all borrowers are First Time Home Buyers (defined as holding no ownership interest in a residential property in the past three years) at least one Borrower must complete a homeownership education program prior to the Note date as outlined in Section 5103.6 of the Freddie Mac Selling Guide. • For 2-4 unit properties, at least one borrower must participate in a Landlord Education program prior to the Note date. Landlord Education cannot be provided by an interested party to the transaction. |
| Mortgage Insurance | Follow the standard Home Possible MI requirements. Custom MI not permitted. |
| Manufactured Homes | <p><u>Manufactured Homes are subject to the following restrictions:</u></p> <ul style="list-style-type: none"> • Maximum LTV is 95% • Must be Fixed Rate (15-, 20-, 25-, or 30-year term) • Subject Property cannot be: <ul style="list-style-type: none"> ○ Subject to income-based resale restrictions ○ Community Land Trust or Leasehold ○ Using loan proceeds to pay an outstanding balance on a land contract ○ Moved from a prior permanent foundation and relocated to a new Site <p>Manufactured Homes must meet the requirements of Section 5703 of the Freddie Mac Selling Guide. Super Conforming not permitted. ChoiceHome is not permitted.</p> |
| Non-Occupant Borrower (s) | <ul style="list-style-type: none"> • At least one Borrower must occupy the subject property as their primary residence. • Non-occupant borrowers are permitted on mortgages secured by 1-unit properties ONLY, and the maximum LTV is 95%. |
| Non-Traditional Credit | At least one Borrower must have a usable credit score as determined by LPA. |
| Occupancy | Primary Residence only. |
| For any item not directly addressed in this matrix, please refer to the standard Freddie Mac Selling Guide. | |
| This matrix is only a guide and does not represent full underwriting guidelines. Additional Requirements may apply. | |