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| FREDDIE MAC HOMEONE PROGRAM | | | | | | | | | |
|-----------------------------|-------|-------------------------|--------------------------|-------------------|-----------------------|-------|-------------------------|--------------------------|-------------------|
| PURCHASE | | | | | NO CASH OUT REFINANCE | | | | |
| Occupancy | Units | LTV/TLTV ¹ | Loan Amount ² | FICO | Occupancy | Units | LTV/TLTV ¹ | Loan Amount ² | FICO |
| Primary | 1 | 97%/105% ^{3,4} | See Below Grid | Determined by LPA | Primary | 1 | 97%/105% ^{3,4} | See Below Grid | Determined by LPA |
| Primary | 2-4 | NA | NA | | Primary | 2-4 | NA | NA | |

Reference:

1. CLTV is permitted up to 105% if the subordinate lien is an Affordable Second; otherwise max CLTV and HTLTV is 97%. See Freddie Mac [Selling Guide](#) for complete details.
2. Standard Conforming Loan Limits apply.
3. Standard 35% Mortgage Insurance is required when LTV exceeds 95%.
4. LTV > 95% subject to additional requirements, including Refinance must pay off a Freddie Mac owned loan. See 95.01-97% LTV section below, and refer to the Freddie Mac Selling Guide for complete details.

| 2024 Conforming and High Balance Loan Limits | | |
|--|------------------|-------------------------------------|
| Units | Conforming Limit | Conforming Limit- Alaska and Hawaii |
| 1 | \$766,550 | \$1,149,825 |
| 2 | \$981,500 | \$1,472,250 |
| 3 | \$1,186,350 | \$1,779,525 |
| 4 | \$1,474,400 | \$2,211,600 |

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| Terms | Conforming Loan Amounts: 15, 20, 25, and 30 Year Fixed Rate Only |
| 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. |
| 95.01- 97% LTV | Purchase Transactions > 95% LTV require MI at 35%. No Cash Out Refinance Transactions > 95% LTV require: <ul style="list-style-type: none"> Mortgage being refinanced must be owned or securitized by Freddie Mac. At least one borrower must have a useable credit score. No Cash Out Refinance Transactions with TLTV > 95%: <ul style="list-style-type: none"> With secondary financing that is NOT an Affordable Second; the mortgage being refinanced must be owned or securitized by Freddie Mac. With secondary financing that IS an Affordable Second, the mortgage being refinanced does NOT have to be owned or securitized by Freddie Mac. |

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| Loan Look Up Tool | Sellers can utilize the Freddie Mac Loan Look Up Tool to determine if Freddie Mac owns or securitized the loan being refinanced. https://www3.freddie.com/loanlookup/ |
| Community Seconds | Acceptable to the TTV/TLTV/HTLTV stated. Affordable Second TLTV ratios may never exceed 105%. |
| Down Payment | A 3% minimum down payment is required. |
| 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. |
| Income Limits | There are no Geographic or Income Limits for this Program. |
| Eligible Mortgages | Mortgage must be secured by a 1 unit primary residence, including Condo and PUD. |
| Ineligible Mortgages | <ul style="list-style-type: none"> Any mortgage NOT secured by a Single Family; Primary Residence. A-minus Mortgages Seasoned Mortgages Permanent Buydown Mortgages Modified Mortgages FHA and VA Mortgages Super Conforming Mortgages Freddie Mac Relief Refinance Mortgages Home Possible Mortgages |
| First Time Home Buyer | <p><u>For Purchase transactions:</u></p> <ul style="list-style-type: none"> At least one Borrower must be a First Time Home Buyer. (defined as holding no ownership interest in a residential property in the past three years) If all borrowers are First Time Home Buyers, at least one Borrower must complete a homeownership education program as outlined in Section 5103.6 of the Freddie Mac Selling Guide. |
| Mortgage Insurance | Follow LPA feedback regarding the required level of Mortgage Insurance. Standard MI coverage of 35% is required when LTV / TLTV exceeds 95%. |
| Manufactured Homes | Manufactured homes are not permitted. |
| Non-Occupant Borrower (s) | All Borrowers must occupy the subject property as their primary residence. |
| 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 | |