



LendingSpace Delegated Conventional Overlay Matrix

CONFORMING PROGRAMS	
TOPIC	POLICY OVERLAY
4506-T Transcripts	<ul style="list-style-type: none"> Fully executed IRS form 4506-T must be included in all loan files Transcripts are required for self-employed; commission greater than 25%; rental income documented on Schedule E; employed by family; fixed income types such as disability, social security, retirement, child support, alimony, etc. when the 1040s are obtained in lieu of alternative documentation
Buydown	Not permitted at this time
Construction to Perm	Flagstar Bank does not purchase single closing construction-to-perm loans or loans modified from construction loans at this time
Credit	Non-traditional credit / manual underwriting is not permitted AUS (DU or LP) Approve/Eligible or Accept is required Minimum 620 credit score required regardless of AUS
DU Refi Plus	<ul style="list-style-type: none"> Primary Residence- Maximum LTV: 150% Second Home- Maximum LTV: 125% Investment Property- Maximum LTV: 105% Primary Residence- Minimum FICO: 640 Second Home & Investment Property- Minimum FICO: 660 Loans requiring MI mod-refi only permitted on Agency retained programs, Arch, United Guaranty, Genworth, MGIC, RMIC, PMI and Radian only. LPMI with monthly premium not accepted Investor paid coverage (credit enhancements, pool coverage, etc) not permitted Subordinate financing must remain in place & be re-subordinated. Not permitting simultaneous refinance If the prelim or title indicates that loan falls under Texas 50(a)(6), loan is not eligible under this program as it is considered a Texas Cash Out
FNMA HomeReady	Conforming fixed rate only, high balance is not offered
FHLMC LP Open Access Refinance	<ul style="list-style-type: none"> Primary Residence- Maximum LTV: 150% Second Home- Maximum LTV: 125% Investment Property- Maximum LTV: 105% Primary Residence- Minimum FICO: 640 Second Home & Investment Property- Minimum FICO: 660 Loans requiring MI mod-refi only permitted on Agency retained programs, Arch, United Guaranty, Genworth, MGIC, RMIC, PMI and Radian only. LPMI with monthly premium not accepted Subordinate financing must remain in place & be re-subordinated. Not permitting simultaneous refinance If the prelim or title indicates that loan falls under Texas 50(a)(6), loan is not eligible under this program as it is considered a Texas Cash Out HVE permitted: see guidelines for specific requirements. Maximum FSD .130
Fee Limitations	<ul style="list-style-type: none"> Maximum real estate commission limited to 8% of the sales price QM Points and Fees - Non-owner occupied residence-secured loans must adhere to the QM/ATR rules or the loan is not eligible
Loan Amount	Minimum loan amount \$20,000
Mortgage Insurance	Flagstar Bank will not accept Custom MI, LPMI with monthly premium or split premium MI
Mortgage Credit Cert	Not permitted at this time
Number of other financed properties	Flagstar Bank will not service more than 5 properties or an aggregate loan amount total of \$4,000,000 per borrower regardless of occupancy
Property	<ul style="list-style-type: none"> Manufactured homes are not eligible No Land Trusts, Indian Leased Land, Co-ops Property condition – minimum C4 / Property construction quality – minimum Q5
State Eligibility	New York Consolidation Extension and Modification Agreement (CEMA) loans not eligible
Qualifying	To qualify borrower for new piggyback HELOC, use fully indexed rate plus 2% at the full line amount, amortized over the repayment term. Requirement can be waived with documentation of actual payment and actual payment may be used for qualifying
TRID	<ul style="list-style-type: none"> Although the regulation excludes non-owner occupied residence-secured loans, these transactions must adhere to the TRID rules or loan is not eligible for purchase Loans in which the waiting period has been waived, will not be eligible for purchase Signed & dated CD on or after consummation date is required