

PROGRAM CODE: FD30,FD20,FD15,FD10

FANNIE MAE DIRECT						
FIXED						
PURCHASE / RATE & TERM						
OCCUPANCY	UNITS	LTV W/O 2ND	LTV W/ 2ND	CLTV	MIN FICO	DTI
PRIMARY	1	97 <sup>(1)</sup>	97 <sup>(1)</sup>	97 <sup>(1)</sup>	DETERMINED BY DU	DETERMINED BY DU
	2	85	85	85		
	3-4	75	75	75		
SECOND HOME	1	90	90	90		
INVESTMENT	1 <sup>(2)</sup>	85	85	85		
	1-4	75	75	75		
CASH OUT						
OCCUPANCY	UNITS	LTV W/O 2ND	LTV W/ 2ND	CLTV	MIN FICO	DTI
PRIMARY	1	80	80	80	DETERMINED BY DU	DETERMINED BY DU
	2-4	75	75	75		
SECOND HOME	1	75	75	75		
INVESTMENT	1	75	75	75		
	2-4	70	70	70		

(1) PURCHASE TRANSACTION ONLY. AT LEAST ONE BORROWER MUST BE A FIRST TIME HOME BUYER

(2) PURCHASE TRANSACTION ONLY ON NOO WITH 720 FICO

1. 7-10 Financed Properties require minimum Credit Score of 720 and reserves of 6% of the aggregate UPB if borrower has 7-10 financed properties (DU only)

2. FOR MORE INFORMATION AND DETAIL, PLEASE VISIT FANNIE MAE SELLING GUIDEL LINK: <https://www.fanniemae.com/content/guide/selling/>

3. **NON OCCUPANT CO-BORROWER ALLOWED.**

2023 Conventional Loan Limits		
UNITS	Contiguous Staes, Washington D.C, and Puerto Rico	AK, HI, Guam, and US Virgin Islands
1	\$726,200	\$1,089,300
2	\$929,850	\$1,394,775
3	\$1,123,900	\$1,685,850
4	\$1,396,800	\$2,095,200