

PROGRAM CODE: FDHB30,FDHB15

FANNIE MAE DIRECT HIGH BALANCE				
FIXED				
PURCHASE / RATE & TERM				
OCCUPANCY	UNITS	LTV/CLTV/HCLTV	MIN FICO	DTI
PRIMARY	1	97 ⁽¹⁾	DETERMINED BY DU	DETERMINED BY DU
	2	85		
	3-4	75		
SECOND HOME	1	90		
INVESTMENT	1	85/75		
	2-4	75		
CASH OUT				
OCCUPANCY	UNITS	LTV/CLTV/HCLTV	MIN FICO	DTI
PRIMARY	1	80	DETERMINED BY DU	DETERMINED BY DU
	2-4	75		
SECOND HOME	1	75		
INVESTMENT	1	75		
	2-4	70		
ARM				
PURCHASE / RATE & TERM				
OCCUPANCY	UNITS	LTV/CLTV/HCLTV	MIN FICO	DTI
PRIMARY	1	97	DETERMINED BY DU	DETERMINED BY DU
	2	85		
	3-4	75		
SECOND HOME	1	90		
INVESTMENT	1	85/75		
	2-4	75		
CASH OUT				
OCCUPANCY	UNITS	LTV/CLTV/HCLTV	MIN FICO	DTI
PRIMARY	1	80	DETERMINED BY DU	DETERMINED BY DU
	2-4	75		
SECOND HOME	1	75		
INVESTMENT	1	75		
	2-4	70		

(1) LTV, CLTV, OR HCLV RATIOS GREATER THAN 95%: THESE TRANSACTIONS ARE NOT PERMITTED FOR HIGH-BALANCE LOANS OR MANUFACTURED HOMES THAT ARE NOT MH LOANS. AT LEAST ONE BORROWER ON THE LOAN MUST HAVE A CREDIT SCORE. FOR NON-HOMEREADYPURCHASE TRANSACTIONS, AT LEAST ONE BORROWER MUST BE A FIRST-TIME HOME BUYER. FOR R/T REFINANCES, FNMA MUST BE THE OWNER OF THE EXISTING MORTGAGE.

THERE MAY BE EXCEPTIONS TO THE ABOVE REQUIREMENTS FOR CERTAIN TRANSACTIONS. REFER TO SELLING-GUIDE.FANNIEMAE.COM