



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 ⁽¹⁾	97 ⁽¹⁾	97 ⁽¹⁾	DETERMINED BY DU ⁽²⁾	DETERMINED BY DU
	2-4	95 ⁽⁴⁾	95 ⁽⁴⁾	95 ⁽⁴⁾		
SECOND HOME	1	90	90	90		
INVESTMENT	1 ⁽³⁾	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 ⁽²⁾	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) MAXIMUM LTV/CLTV/HCLTV FOR LOANS WITH A NON-OCCUPANT BORROWER IS 95%.

(1) AT LEAST ONE BORROWER (BUYER) MUST BE FIRST TIME HOMEBUYER.

(2) 7-10 FINANCED PROPERTIES MIN FICO 720 & RESERVES OF 6% OF AGGREGATE UPB REQUIRED.

(3) RATE AND TERM LTV 75%.

(4) 2-4 Units High-Balance: 2 Unit: < 85% LTV/CLTV/HCLTV, 3-4 Units: < 75% LTV/CLTV/HCLTV

2024 Conventional Loan Limits		
Units	All States Except AK and HI	Alaska & 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