

Product Guidelines
FHA STANDARD and HIGH BALANCE PROGRAM
For Third Party Originators - Program Codes: See table
Version 1.0 – 02/10/25



PURCHASE			
Maximum LTV	Max Loan Amount	Max Ratios	Mortgage/Rental History
MINIMUM FICO 500			
90.00%	1-4 UNITS. Per FHA Max County Limits for Standard Program.	AUS Accept: 31%/43% Manual: 31%/43%	0 x 30 past 12 months
MINIMUM FICO 580			
96.50%	1-4 UNITS. Per FHA Max County Limits for Standard Program.	AUS Accept: 31%/43%* Manual: 31%/43%*	0 x 30 past 12 months
MINIMUM FICO 641			
96.50%	1-4 UNITS. Per FHA Max County Limits for Standard Program.	AUS Accept: Per AUS Manual: 31%/43%*	Evaluated by AUS**
<p>*All loans w/FICO ≤ 640 must meet manual underwriting guidelines. For manually underwritten loans with a minimum 580 FICO, DTI may exceed 31%/43% with compensating factors documented in the file. Refer to AUS Section and Debt Ratio Section for additional information.</p> <p>**Refer to mortgage rating section below for additional information.</p>			
NON-ARMS LENGTH (Identity of Interest) TRANSACTION			
Maximum LTV	Max Loan Amount	Max Ratios	Mortgage/Rental History
MINIMUM FICO 500			
85.00%	1-4 UNITS. Per FHA Max County Limits for Standard Program.	AUS Accept: 31%/43%* Manual: 31%/43%*	0 x 30 past 12 months
MINIMUM FICO 641			
85.00%	1-4 UNITS. Per FHA Max County Limits for Standard Program.	AUS Accept: Per AUS Manual: 31%/43%*	Evaluated by AUS**
<p>*DTI may exceed 31%/43% with minimum 580 FICO, compensating factors documented in the file, and manual underwrite. Refer to AUS Section and Debt Ratio Section for additional information.</p> <p>**Refer to mortgage rating section below for additional information.</p>			

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RATE/TERM REFINANCE (NON-STREAMLINED)			
Maximum LTV/CLTV	Max Loan Amount	Max Ratios	Mortgage/Rental History
MINIMUM FICO 500			
90.00%	1-4 UNITS. Per FHA Max County Limits See Loan Amount Matrix Below	AUS Accept: 31%/43% Manual: 31%/43%	0 x 30 past 12 months
MINIMUM FICO 580			
97.75%***	1-4 UNITS. Per FHA Max County Limits. See Loan Amount Matrix Below	AUS Accept: 31%/43%* Manual: 31%/43%*	0 x 30 past 12 months
MINIMUM FICO 641			
97.75%***	1-4 UNITS. Per FHA Max County Limits. See Loan Amount Matrix Below	AUS Accept: Per AUS Manual: 31%/43%*	Evaluated by AUS**
<p>*All loans w/FICO ≤ 640 must meet manual underwriting guidelines. For manually underwritten loans with a minimum 580 FICO, DTI may exceed 31%/43% with compensating factors documented in the file. Refer to AUS Section and Debt Ratio Section for additional information.</p> <p>**Refer to mortgage rating section below for additional information.</p> <p>***Refer to guidelines for LTV restrictions when the subject property has not been occupied by the borrower for the most recent 12 months.</p>			
CASH OUT REFINANCE			
Maximum LTV/CLTV	Max Loan Amount	Max Ratios	Mortgage/Rental History
MINIMUM FICO 500			
80.00%	1-4 UNITS. Per FHA Max County Limits. See Loan Amount Matrix Below	AUS Accept: 31%/43%* Manual: 31%/43%*	0 x 30 past 12 months
<p>*All loans w/FICO ≤ 640 must meet manual underwriting guidelines. For manually underwritten loans, DTI may exceed 31%/43% with minimum 580 FICO and compensating factors documented in the file. Refer to AUS Section and Debt Ratio Section for additional information.</p>			

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Underwriting Guidelines Requirements

(All loan amounts must be submitted through Total Score Card. Refer to AUS Section for manual underwrite.)

MAXIMUM LOAN AMOUNTS

	# of Units	Lowest Maximum ("Floor") for All Loan Amounts	Highest Maximum ("Ceiling") for STANDARD Loan Amounts	Highest Maximum ("Ceiling") for High Balance Loan Amounts
Continental U.S.	1 Unit	\$524,225	\$806,500	\$1,209,750
	2 Units	\$671,200	\$1,032,650	\$1,548,975
	3 Units	\$811,275	\$1,248,150	\$1,872,225
	4 Units	\$1,008,300	\$1,551,250	\$2,326,875

Maximum Loan Amt (Base) Max Base Loan Amount cannot exceed the FHA Statutory Mortgage Limits for each county and under no circumstances will a county's mortgage limit be less than the "floor" or greater than the "ceiling" as outlined in the 4000.1.

COLLATERAL

Eligible Collateral	Owner Occupied Only. 1-4 Units. PUD's, FHA approved condominium projects, land contracts, manufactured homes (minimum double-wide) that follow manufactured housing requirements below.
Ineligible Collateral	Mobile homes, co-ops, single-wide manufactured homes, FHA secondary residences, houseboats, commercial or industrial zoned properties, mixed-use with residential building use less than 51%, properties encumbered with Property Assessed Clean Energy (PACE) or Home Energy Renovation Opportunity (HERO) obligations, State-approved medical marijuana producing properties, working farms, ranches, or orchards, construction to permanent, properties located in the area of Wrightwood, CA, properties containing more than one manufactured home unless specifically classified as an Accessory Dwelling Unit by the appraiser, properties located within designated Coastal Barrier Resource System (BRS) areas, properties located on Tribal Lands which include section 248, Hawaiian properties in Lava Zones 1 and 2, Native Hawaiian Housing Loan Guarantee Program (Section 184A), properties with sink holes, properties with a wastewater stabilization pond/lagoon (aka sewage lagoon), properties with individual water purification systems required to make the water safe for human consumption (does not include systems installed to improve the taste or softness of the water), properties with deed restrictions, shared lots (including condominiums) with undivided interests, time shares, unimproved land, and/or any other ineligible properties as defined by HUD Handbook 4000.1.
Condos	Must be current FHA-approved condominium complex and meet all HUD requirements (51% occupancy, 15% delinquencies). All condos and attached PUD's require 100% 'walls-in' HO6 coverage. Stick-built site condos do not require FHA HRAP/DELRAP approval. Manufactured condos must have FHA HRAP approval.

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Manufactured Housing	CMS accepts manufactured homes permanently affixed to the foundation, built on or after June 15, 1976, and meet all HUD requirements. Single-wide manufactured homes are not eligible. Manufactured homes with acceptable alterations or additions must have marketability, "like" comparables, gross living area (GLA) of addition must be smaller than the original home and structural engineer's certificate required. A manufactured home with an additional manufactured home of the property is permitted when the second manufactured home is used as a storage building, the kitchen is rendered inoperable and the utilities are disconnected. An engineer's certification is always required to verify the foundation complies with the Permanent Foundations Guide for Manufactured Housing (PFGMH). The engineer certificate must also address additions/modifications when additions/modifications are present. Follow HUD requirements. The manufactured home and site must be converted to real estate prior to closing. Proof of the conversion must be documented. Refer to the CMS FHA Underwriting Guidelines for additional details regarding manufactured housing.
FHA Flips	Resales ≤ 90 days are ineligible. Flips must be 91 days or greater to be eligible. CMS requires a second full FHA appraisal by another appraiser if the resale date of a property is between 91 and 180 days following the acquisition of the property by the seller and the resale price is 100 percent or more over the price paid by the seller to acquire the property. Seasoning is determined by Seller Acquisition Date & earlier of final Contract Acceptance Date or Application Date. All flips require a 12-month chain of title, contain no pattern of previous flipping or assignment of interest & evidence the property was marketed openly & fairly is required. HPML loans may require second appraisal.
HUD REO Lead-Based Paint Appraisal Requirements	HUD will complete a lead-based inspection on properties built before 1978 and provide a cost estimate of the repairs. 1) If lead-based paint was identified, HUD will perform the repairs if the cost is \$4,000 or less. 2) If cost is greater than \$4,000, the borrower may either A) cancel the contract, or B) change to 203(k) financing.
Non HUD REO Lead-Based Paint Appraisal Requirements	Refer to the CMS FHA Underwriting Guidelines.
Defective Paint Surfaces	An automatic correction is required to all defective paint surfaces in or on structures and/or property improvements built before January 1, 1978. Contractors who perform the repair must be certified and must follow specific work practices to prevent lead contamination. A copy of the EPA or state-lead training certificate in the name of the party who performed the work must be provided. FHA Roster Appraisers & Inspectors as well as other independent third parties may perform inspections to verify if painting repairs have been performed as required. Inspections are to determine completion of the repairs only, and may be not be used as evidence of compliance. If the repair was made by the homeowner, they must provide a letter stating that they personally made the repair. FHA Roster Appraiser and Inspector as well as other independent third parties may inspect the work to verify completion of the repair is required.

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CREDIT

Bankruptcy	<p>AUS Approve - must be > 2 years since date of discharge at the time of case number assignment, and borrower must have re-established good credit, or chosen not to incur new credit obligations.</p> <p>Manual Underwrite - Chapter 7 If < 2 years, but not < 12 months, may be acceptable, if borrower can show that bankruptcy was caused by extenuating circumstances (must be approved by Underwriter Manager or Team Lead), and has exhibited a documented ability to manage his/her financial affairs.</p> <p>Manual Underwrite - Chapter 13 must document the following: 1) 1 year of the pay-out period under the bankruptcy has elapsed. 2) All borrowers' payments have been made on time. 3) Borrower has received written permission from court to enter into mortgage transaction.</p>
Consumer Credit Counseling	1 year of the pay-out has elapsed under the plan, borrower's payment performance has been satisfactory with all required payments made timely and borrower has received written permission from the counseling agency to enter into the mortgage transaction.
Social Security Numbers	Required for ALL borrowers and must be validated for non-borrowing spouse or registered domestic partner in Community Property States. See Guidelines.
Charge Offs	Refer to the CMS FHA Underwriting Guidelines.
Collections	<p>AUS Approve/Eligible - The Underwriter must complete a capacity analysis off collection accounts with an aggregate balance \geq \$2,000. Non-purchasing spouse's or registered domestic partner's collections are included in the combined balances for community property states. Monthly payments must be included in the DTI when cumulative balances are \geq \$2,000.</p> <p>Manually Underwritten loans, in addition to the requirements above, the reason for approving a loan when the borrower has collection accounts regardless of the amount must be documented. The Underwriter must determine if the collection was result of disregard for financial obligations, inability to manage debt, or extenuating circumstances. The borrower must provide a letter of explanation with supporting documentation for each outstanding collection.</p>
Capacity Analysis for Collections	<p>Outstanding Collections with aggregate \$2,000 or more:</p> <ul style="list-style-type: none"> • Prior to closing, the collection account is paid in full. Verification of acceptable sources of funds is required. • Payment arrangements have been made with the creditor. The monthly payment must be included in the DTI and documentation is required. • 5% of the outstanding balance of each collection will be used as the monthly payment and will be included in the DTI. • Repossessions are treated as charge offs unless specifically notated that the account was sent to collections. Balances reported after repossession should be treated as collections with a 5% monthly payment considered.
Judgments/Liens	<p>All outstanding judgments and liens must be paid prior to or at closing except when the borrower has an agreement with the creditor to make regular and timely payments. Copy of the agreement and a minimum of three (3) monthly scheduled payments prior to closing. This includes non-purchasing spouses and registered domestic partners in community property states. Borrowers may not prepay scheduled payments in order to meet the three (3) month requirement. Payment is included in the DTI.</p> <p>Manually Underwritten loans, reason for approving a loan when the borrower has judgment(s) or liens regardless of the amount must be documented. The Underwriter must determine if the judgment was result of disregard for financial obligations, inability to manage debt, or extenuating circumstances. The borrower must provide a letter of explanation with supporting documentation for each outstanding judgment.</p>

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Foreclosure / Deed-in-lieu	Must be > three (3) years from date of trustee's deed or FHA claim (CAIVRS-if applicable) at the time of Case # assignment. Borrower(s) with prior CMS Foreclosure or Deed in Lieu are not eligible.
Short Sale	Any Short Sale within three (3) years of the case assignment requires a manual underwrite. A borrower who is in default at the time of short sale/restructure or pre-foreclosure or late on any mortgage or installment obligations within 12 months of the short sale is not eligible for a new FHA insured mortgage for three (3) years from the date of pre-foreclosure sale to Case # assignment. Manual Underwrite Only: Borrower's current at time of short sale must have 0x30 mortgage and installment debt pay history for the preceding 12-month period. Borrower(s) with prior CMS Short Sale are not permitted. If there is any forgiveness for a prior CMS loan, the borrower is not eligible.
Modifications	AUS – follow findings for acceptable mortgage history. Manual Underwrite – follow manual mortgage requirements (0x30 for most recent 12 months and 2x30 for the most recent 24 months on the modified mortgage.) Payment history is evaluated based upon the modification agreement terms and date. Delinquent payment history is forgiven prior to the modification agreement. If the modification agreement is dated less than 12 months, all payments must be made current for the month due since the date of the modification.
Disputed Accounts	Disputed derogatory accounts ≥ \$1,000 cumulative must be downgraded to "Refer" manual underwrite. Medical and accounts resulting from identity and credit card theft or unauthorized use are excluded. A letter from the creditor, police report, etc. is required. Disputed non-derogatory accounts are excluded from the \$1000 cumulative total which includes accounts with zero balance, accounts with late payments aged 24 months or older, or disputed accounts that are current and paid as agreed.
FICO	Minimum of one (1) reported credit score required for borrowers with traditional and thin file credit. No scores for borrowers with non-traditional credit history.
Minimum Payment	If no payment is indicated, 5% for revolving charge accounts.
Student Loan Payments	Student loan(s) would be calculated as follows, regardless of the payment status. CMS must use either the payment amount reported on the credit report or the actual documented payment, when the payment amount is above zero; or 0.5% of the outstanding loan balance, when the monthly payment reported on the Borrower's credit report is zero.
Minimum Tradelines	Borrowers must have sufficient credit history to generate a valid FICO score, or borrowers must meet the non-traditional guidelines listed below. Generally, an acceptable credit history does not have late housing, installment debt or major derogatory revolving payments. Authorized tradelines are not acceptable for establishing a credit history and may invalidate the FICO score.

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CREDIT, continued

Non-Traditional Credit	<p>Borrowers who have no established traditional credit references may be eligible using non-traditional credit references. A minimum of three (3) credit references each rated for 12 months is required. At least one (1) of the credit references must be housing related. Tradelines should be open and current or not closed within the six (6) months prior to the loan application. There can be no housing lates and maximum 1x30 day late payment with the other credit references in the previous 12 months. There can be no major adverse or public records filed in the last 12 months.</p> <p>Non-traditional credit references may not be used to offset derogatory pay histories on traditional credit. Non-traditional credit may not be used to enhance the credit history of a borrower with derogatory pay histories. Refer to CMS FHA Lending Guides for additional information regarding the use of non-traditional trade references.</p> <p>All loans with non-traditional credit require a manual underwrite, maximum ratios of 31%/43%, 1 month reserve requirement for 1-2 Unit properties or 3 months reserves for 3-4 Unit properties, and must follow standard FHA guidelines as outlined in the CMS FHA Underwriting Guidelines. Gift funds allowed for down payment and closing costs and maximum financing is permitted: 96.5% LTV for purchase transactions (85% LTV if non-arm's length), 97.75% LTV for rate/term refinance transactions, 80% LTV for cash out refinance transactions.</p>
Mortgage/Rental History	<p>All Cash Out Refinance Transactions and Manually Underwritten Transactions: No late payments within the last 12 months of case number assignment.</p> <p>Rate and Term Refinance Transactions: AUS Accept – follow AUS.</p> <p>Purchase Transactions: AUS Accept – follow AUS.</p>
Non-Purchasing Spouse	<p>Credit report required for non-purchasing spouse or registered domestic partner in community property states. Debts must be added to DTI Ratio and Credit History must not be considered. Non-purchasing spouse may be added to title on a purchase transaction or may remain on title when refinancing. No other party other than the borrower or their spouse may be permitted to have a vested interest to the property.</p>
Other Requirements	<p>NSF activity, private mortgage lates, delinquent CAIVRS, LDP or GSA findings, mortgage lates not reporting on the credit bureau, significant delinquencies after bankruptcy, and any other credit delinquencies will supersede any "approved/eligible" finding.</p>

INCOME/ASSETS

Debt Ratio	<p>Loans with credit scores of 641 and greater and AUS Approve/Eligible - follow AUS decision.</p> <p>Credit scores of 640 and under must meet manual underwriting guidelines regardless of AUS decision.</p> <p>Manually underwritten loans with FICO score \geq 580 may exceed 31%/43% ratios with acceptable compensating factors (Energy Efficient Homes, Verified and Documented Cash Reserves, Minimal Increase in Housing Payment, No Discretionary Debt, Significant Additional and Income Not Reflected in Effective Income and Residual Income) Refer to the CMS FHA Underwriting Guidelines for applicability.</p> <p>Manually underwritten loans with FICO score 500-579 or non-traditional credit may not exceed 31%/43% ratios regardless of compensating factors.</p> <p>Refer to the CMS FHA Underwriting Guidelines for maximum ratios for manually underwritten loans.</p>
Non-Taxable Income	<p>Nontaxable income such as Social Security, Pension, Workers Comp and Disability Retirement income may be grossed up.</p>

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Income	All types of income must have been received for the most recent two consecutive years including overtime, bonus, tips, second job, part-time, commission, self-employment.
Unacceptable Sources of Income	The following income sources are not acceptable for purposes of qualifying the borrower: Any unverified source of income, Income determined to be temporary or one-time in nature, Retained earnings in a company, Stock options, Trailing spouse income, Unverifiable income, education benefits, Income derived from State approved marijuana dispensary, even if W-2 wages
Assets	Minimum cash investment from borrowers own funds and/or gift (no cash on hand allowed when borrower uses traditional banking sources and has traditional credit history). Any deposit 1% and greater of the sales price must be sourced and seasoned. An aggregate of deposits 1% and greater of the sales price must be sourced and seasoned. Any atypical deposits and /or multiple deposits outside of regular payroll may require source and seasoning when the funds are required for closing and/or reserves as this may be excessive based on the borrower's history. This is regardless of the aggregate of deposits > 1% of the sales price. Refer to the CMS FHA Underwriting Guidelines for more information.
Unacceptable Sources of Assets	Retained earnings in a company, stock options, assets derived from State approved marijuana dispensary, VA education benefits (GI Bill), student loans and/or grant funds, employer tuition reimbursements, unsecured borrowed funds, cash on hand, welfare benefits and Section 8 Voucher Assistance.
Debt Payoff / Paydown to Qualify	Accounts are not required to be closed. Payoff of revolving debt is allowed if paid in full prior to or at closing. Payoff & zero balance must be documented directly from credit or be paid on the Closing Disclosure (CD).
Gifts	Allowed. Gifts or excess gift funds are not acceptable as reserves on manual underwrites.
Documentation - 4506-C or 2907 Puerto Rico Tax Returns	Full income documentation loans only. All borrowers must sign IRS Form 4506-C at closing. Underwriting may require processed IRS transcripts at their discretion prior to closing under circumstances such as verifying recently filed tax returns used for qualifying, the filing of amended tax returns, or to resolve inconsistencies with income documentation. Borrowers with income from Puerto Rico must: Sign form Modelo SC 2907 to obtain tax transcripts, returned Modelo SC 2903 transcripts for two (2) years, and transcripts must be translated to English and notarized by 3rd party. The 4506-C must be in the file with confirmation that states "no records found" when using Puerto Rico tax returns. The confirmation must be from the IRS website and contain the borrowers name and SSN.
Items Paid Outside Closing (POC)	POC permitted for appraisal and credit report fees. Must be documented with a cancelled check or debit transaction with clearance shown on the bank statement and a copy of the invoice to source borrower's own funds. Payment for appraisal and credit report may not be from a credit card. The borrower is required to have a 3.5% Minimum Required Investment (MRI) which may include POCs.
Minimum Reserves	AUS: 1-2 Units: None. 3-4 Units: 3 Months PITI. Manually Underwritten Loans: 1-2 Units: 1 Month. 3-4 Units: 3 Months
Non-Occupant co borrower	1-Unit properties only. Max mortgage is limited to 75% LTV unless non-occupying co-borrower's meet FHA definition of 'family member'. Seller cannot be non-occupant co-borrower. Non-occupant co-borrowers may be added to improve ratios. Non-occupant co-borrowers cannot be used to overcome or offset borrower's derogatory credit. The non-occupying borrower arrangement may never be used to develop a portfolio of rental properties. The financial contribution by the non-occupying co-borrower and the number of properties owned may indicate family members are acting as 'straw buyers.' CMS will not lend on transactions with non-occupying co-borrowers that fit the above scenario. Non-occupant co-borrowers are not eligible on cash out transactions.

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TYPES OF FINANCING

Rate Term Refinance	<p>Properties owned > 12 months: The subject property must be owner occupied for at least 12 months at the time of case number assignment.</p> <p>Properties owned < 12 months: The subject property must be owner occupied for the entire period of ownership at the time of case number assignment.</p> <p>Transactions not meeting the above requirements are eligible provided that current owner occupancy can be documented, and supported, but is subject to 85% maximum LTV.</p> <p>For Properties acquired by the Borrower within 12 months of the case number assignment date, the appropriate LTV factor is applied to the lesser of: the Borrower's purchase price, plus any documented improvements made subsequent to the purchase, or the appraised value; except when the property was acquired through inheritance.</p>
Cash-out Refinance / Seasoning	<p>Follow HUD at 80% LTV Maximum. The Property securing the cash-out refinance must have been owned and occupied by at least one borrower as their Principal Residence for the 12 months prior to the date of case number assignment. Properties acquired within 12 months of the case number assignment are not eligible for cash out refinance. See guidelines for allowable exception on inherited properties. Borrowers with mortgage delinquencies within past 12 months are not eligible for cash out refinances. Non-occupying Co-borrowers are not permitted.</p> <p>Properties with mortgages must have a minimum of six (6) months payment seasoning on the loan being refinanced and 210 Days must have elapsed between the first payment due date of the loan being refinanced and the note date of the new loan. For properties with multiple mortgages, all mortgages must meet the seasoning requirements.</p>
Down Payment Assistance	<p>Down Payment Assistance is permitted. Requests to review Down Payment Assistance Programs for use with CMS agency first mortgage programs may be submitted to DPAPrograms@Carringtonms.com.</p> <p>All requests must include a completed Down Payment Assistance New Program Request Submission Form along with the required exhibits.</p>
Buyer Contribution	<p>Minimum investment of 3.5% required. All down payment funds and cash to close must be documented and verified.</p>
Seller Contribution	<p>Max contributions limited to 6%. Contributions include (not limited to): Discount, Closing Costs, Prepays and Up Front MIP.</p>

GENERAL

AUS Approval & Manual Underwriting	<p>All loans require an AUS decision. Loans receiving an AUS Approve/Eligible with a FICO of 641 or greater may follow AUS Findings except as noted otherwise in the CMS FHA Underwriting Guidelines and program matrix. Regardless of the AUS Findings, CMS is required to evaluate the loan for data integrity and ensure a sound underwriting decision is rendered. Loans receiving a Refer/Eligible may be eligible for a downgrade to a manual underwrite.</p> <p>Loans with a FICO of 640 or less must meet manual underwriting guidelines regardless of AUS findings.</p> <p>Manually underwritten loans must follow standard FHA guidelines as outlined in the CMS FHA Underwriting Guidelines. Documentation waivers are not acceptable on manually underwritten loans.</p> <p>Any ineligible findings must be adequately resolved.</p>
Ineligible	<p>Escrow waivers, Energy Efficient Mortgages (EEM), Mortgage Credit Certificate (MCC)</p>

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Borrower Eligibility	In order to obtain FHA-insured financing, all Borrowers must meet the eligibility criteria outlined in the CMS FHA Underwriting Guidelines. Ineligible Borrowers: Individuals convicted of previous financial crimes, borrowers with delinquent Federal non-tax debt, and all non-individual legal entities such as Corporations, General Partnerships, Limited Partnerships, Real Estate Syndications, Investment Trusts, Trusts (including Inter-vivos and Living Trusts) and Limited Liability Company (LLC). Refer to the CMS FHA Underwriting Guidelines for additional requirements regarding borrower eligibility.
Loan Terms Available	15-Year, 20-Year, 25-Year and 30-Year Fixed
Qualifying Fixed Products	Qualify at Note Rate
Minnesota	Qualify at Note Rate
State Specific	Texas = cash-out refinance not allowed. Cash out refinance transactions in Texas must be originated through the C30FTX Program. Refer to the Conventional Texas Home Equity Matrix for requirements.
Temporary Interest Rate Buydowns	Buydowns are permitted for purchase transactions only. Terms available: 3-Year (3-2-1), 2-Year (2-1) and 1-Year (1-0). Buydown fee must be seller-paid and within the 6% interested party contribution limit. Borrowers must qualify at the note rate. Buydowns are not permitted for refinance transactions.
Prepayment Penalty	Not permitted
Adjusted Value	The maximum Mortgage is the lesser of the Nationwide Mortgage Limit for the area, or a percentage of the Adjusted Value. For refinance transactions: <ul style="list-style-type: none"> For Properties acquired by the Borrower within 12 months of the case number assignment date, the Adjusted Value is the lesser of: <ul style="list-style-type: none"> the Borrower's purchase price, plus any documented improvements made subsequent to the purchase; or the Property Value. Properties acquired by the Borrower within 12 months of case number assignment by inheritance or through a gift from a Family Member may utilize the calculation of Adjusted Value for properties purchased 12 months or greater. For properties acquired by the Borrower greater than or equal to 12 months prior to the case number assignment date, the Adjusted Value is the Property Value.
Maximum # of Properties	There is no maximum number of CMS financed properties.
Subordinate / Secondary Financing	Existing Secondary Financing: Notes and Deeds are not required. The subordination agreement is always required. This applies for all FHA Refinances. New Secondary Financing: Notes and Deeds are required. No exceptions. Refer to the CMS FHA Underwriting Guidelines for additional requirements.

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STANDARD PROGRAM CODES	
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F10F	FHA 10-Year Fixed
F15F	FHA 15-Year Fixed
F20F	FHA 20-Year Fixed
F25F	FHA 25-Year Fixed
F30F	FHA 30-Year Fixed
HIGH BALANCE PROGRAM CODES	
Product Code	Loan Program Description
H10F	FHA 10-Year Fixed High Balance
H15F	FHA 15-Year Fixed High Balance
H20F	FHA 20-Year Fixed High Balance
H25F	FHA 25-Year Fixed High Balance
H30F	FHA 30-Year Fixed High Balance