

For loans with a DU/LP response as follows:

- » DU Approve/Eligible or LP Accept/Eligible
- » DU/LP Approve/Accept Ineligible for ARMs with an initial fixed term ≥ 5 years, where the ineligibility is due only to the ARM plan/type

The following Essent overlays apply:

- » Manufactured Housing ineligible
- » Fannie Mae HomePath® Loans: LTV/CLTV >90% and Interested Party Contributions (IPC) >3% are ineligible*

LOAN PURPOSE	PROPERTY TYPE	MAX. LTV/CLTV	MAX. LOAN AMOUNT	MIN. FICO	MAX. DTI
PRIMARY RESIDENCE					
Purchase or Rate/Term Refinance	Single Family/Condo/Co-op	97	\$417,000 AK & HI: \$625,500	680	Per DU/LP Approval
		95	\$417,000 AK & HI: \$625,500	620	
		90	\$625,500 (FHFA Max)		
	2-unit	95	\$533,850 AK & HI: \$800,775		
Construction-to-Permanent	Single Family	95	\$417,000 AK & HI: \$625,500	620	Per DU/LP Approval
		90	\$625,500 (FHFA Max)		
SECOND HOME					
Purchase or Rate/Term Refinance	Single Family/Condo/Co-op	90	\$417,000 AK & HI: \$625,500	620	Per DU/LP Approval
INVESTMENT PROPERTY (6 Months PITI Reserves Required)					
Purchase	Single Family	85	\$417,000 AK & HI: \$625,500	720	Per DU/LP Approval

NOTE: The minimum income/asset documentation requirements as per the DU/LP findings/feedback are permitted. All DU findings and LP feedback certificate conditions must be satisfied and the DU/LP decision must be present in the file. Loans with lender-negotiated guideline waivers/variances are deemed to be outside of Agency Selling Guide requirements and are thus ineligible.

*HomePath® is a registered trademark of Fannie Mae.

Mortgage insurance provided by Essent Guaranty, Inc.