

**FNMA 97 COMMUNITY HOMEBUYER MORTGAGE PROGRAM – DU GUIDELINES CFX 30, 25  
PRIMARY RESIDENCES ONLY**

		<b>NO CASH OUT REFI-PRIMARY</b>	<b>PURCHASE – PRIMARY RESIDENCE</b>
<b>MAXIMUM INCOME</b>		100% Area Median Income (1)	100% Area Median Income (1)
<b>MAX LTV &amp; LOAN</b>	1 UNIT ONLY	97% LTV to \$417,000	97% LTV to \$417,000
<b>MINIMUM LOAN</b>		none	none
<b>TERM</b>		25 or 30	25 or 30
<b>SECONDARY FIN</b>		97% / 95% (5)(6)	97% / 98% or 100% (5)
<b>PROPERTY</b>	DETACHED	yes	yes
	SEMI-DET	yes	yes
	TOWNHOUSE	yes	yes
	CONDO/FNMA	yes	yes
	PUD/FNMA	yes	yes
	MAX UNITS	no other properties	no other properties
<b>HOMEOWNER CLASS</b>		yes (2)	yes (2)
<b>BORROWER</b>	RES ALIEN	yes	yes
	NON PERM RES	no	no
	CO/PART/TRUST	no	no
	NON-OCC CB	no	no
<b>QUAL RATIOS</b>	REGULAR	28% / 36%	28% / 36%
<b>GIFTS</b>	LTV > 80%	no	3% own \$
	LTV =/< 80%	no	any amt
<b>POOLED FUNDS</b>		yes	yes
<b>CASH RESERVES</b>		1 mo PITI	1 mo PITI
<b>SELLER CONCES</b>	TLTV > 90%	3% max	3% max
<b>can include prepaids</b>	LTV =/< 90%	6% max	6% max
<b>BUYDOWNS</b>		not allowed	not allowed
<b>GEO RESTRICTS</b>		none	none
<b>MTG INSURANCE</b>		refer to PMI Chart	refer to PMI Chart
<b>ASSUMABLE</b>		yes (4)	yes (4)
<b>PREPAY PENALTY</b>		no	no
<b>ALT DOC</b>		yes	yes
<b>TRAILING CO-BORROWER</b>		no	no
<b>APPRAISAL</b>		yes	yes

(1) Income limits apply for subject property locality.
(2) Homebuyer education cannot be waived under any circumstances.
(3) These are qualifying ratios for 30 year loans. Qualifying ratios for 25 year loans are 33% / 36%. There may be compensating factors for higher ratios but these are reviewed on a case-by-case basis.
(4) Loan can be assumed with consent of investor. The investor has right to refuse assumption or alter the interest rate at time of assumption, if allowed.
(5) The CLTV can exceed 95% if the loan is originated as part of a Community Seconds transaction. The maximum CLTV is limited to 98% if there is a monthly payment on the second mortgage (principal and/or interest). The CLTV is limited to 100% if: <ul style="list-style-type: none"> <li>- there are no payments due on the secured financing during its term,</li> <li>- no interest is charged on the secured financing, and</li> <li>- the principal amount of the secured financing becomes due only if the first mortgage is paid off or refinanced as an equity take out, if the property is sold or transferred, or if the occupancy status for the property changes to second home or investor.</li> </ul>
(6) The LTV can exceed 75% and the CLTV can exceed 95% if the mortgage being financed was initially originated using the 3/2 Option or the Fannie 97 down payment option and the original LTV and CLTV exceeded 75% and 95%, respectively.
<b>ADDITIONAL INFORMATION</b>
<i>Borrower must have 3% down payment from own cash funds. Closing costs and prepaid may be gift from relative, grant from non-profit organization, grant from government agency, or unsecured loan (up to a max 3% of sales price). If unsecured loan, the payment must be calculated in the housing and total debt ratios.</i>

**ADDITIONAL PRODUCT/UNDERWRITING CRITERIA MAY EXIST**

