

Freddie Mac Standard Fixed Products		
<b>Minimum FICO</b>	Non Manufactured Homes: 620. Manufactured Home: 640 minimum regardless of AUS approve/accept.	
<b>Max LTV</b>	<b>Property Type (Purchase/Rate &amp; Term)</b>	<b>LTV</b>
	1 Unit Primary	95%
	2-4 Unit Primary	80%
	Second Home	85%
	1 Unit Investment	85%
	2-4 Unit Investment	75%
	Manufactured Homes (Double Wide	95%
	<b>Property Type (Cash-Out Refi)</b>	<b>LTV</b>
	1 Unit Primary	80%
	2-4 Unit Primary	75%
	Second Home	75%
	1 Unit Investment	75%
	2-4 Unit Investment	70%
	Manufactured Homes (Double Wide	65%
<b>Max DTI</b>	All standard requirements for liabilities, including excluding liabilities or mortgage debt from the DTI, apply. DTI per AUS.  Investment Properties: Max 43% DTI Second Homes: Max 43% DTI	
<b>AUS Approval Mandatory</b>	Yes	
<b>Manual Underwriting Permitted</b>	No	
<b>Eligible properties</b>	1-4 Unit properties PUD Condominiums (per Freddie Mac requirements) Manufactured homes Second homes Investment Properties	
<b>Gift Eligible</b>	Yes	
<b>Reserve Requirement</b>	Reserves must be from Borrower's own funds, if reserves are required by the AUS (UHM requirement).  <b>one-unit property:</b> Generally, no reserves are required <b>2-4 unit properties:</b> Two months' reserves, minimum, will be required. <b>Investment Properties and Second Homes:</b> 6 mos reserves required. 2 mos must be liquid, remaining 4 can be qualifying non-liquid.	
<b>Loan terms:</b>	Fixed-rate mortgage from 8-30 year terms.	