

Exclusions

- Subject property condition cannot be fair or poor and must be C-4 or better condition.
- Water purification systems when the system is required to make drinking water safe
- Co-Op Properties

Minimum Loan Amount

Wholesale/Correspondent
\$50,000 (due to ATR/QM Qualifications)

FHA & VA Credit Score Requirements*
Purchase and Rate-Term Refinances
Credit Scores below 620 are not eligible.
Streamline Refinances
620 minimum credit score required. This requirement does not apply to UHM-to-UHM refinances; therefore, a credit report is not required. Refer to the TPO Lending Guide for more information on Encompass entry. VA non-UHM to UHM Streamlines require a full tri-merged credit report.
Cash-Out Refinances
FHA - 620 minimum score and Approve/Eligible required. VA – 640 with LTV greater than 90%. VA – 620 with LTV less than or equal to 90%.

USDA Credit Score Requirements
Purchase & Streamline
620 minimum credit score required. (If Streamline Assist loan and currently being serviced by UHM, this requirement does not apply).

*No credit score borrowers are considered on an exception basis and require compensating factors

Streamline Refinance Requirements

- FHA: Non UHM to UHM FHA Streamlines require a clear CAIVRS
- FHA: A full Appraisal is required on all Manufactured FHA Streamline Refinances at UHM, unless it is UHM to UHM Streamline
- VA: A Certificate of Eligibility (COE) is required on non-UHM to UHM IRRRLs in which the borrower is exempt from the funding fee

Maximum Number of Loans Per Borrower(s) –

UHM Overlay limits the number of financed investment properties with UHM to 4 units and 6 total properties for any one borrower. Refer to Section 404.0 of the TPO Lending Guide for specific parameters

High Balance Loans

- No manual underwriting for High Balance
- Purchase/RT/Streamline: 640 Minimum Credit Score
- Cash-out Refinance: 660 Minimum Credit Score
- Loan amounts above \$1mm require Executive Leadership approval
- No Foreclosure, Short-Sales, Deed in Lieu of Foreclosure in the past 7 years on High Balance Mortgages

Risk Committee Review & Approval Required

- VA: Loan amounts \$1MM and greater. UHM Sr. Management approval is also required.
- USDA and VA: Borrowers with no credit score

Review and approval required, with combinations below, **for all loan types except VA.**

Combinations of:

- Prior Bankruptcy (7) <4 years of discharge, and
- Credit Score < 660

Or

- Prior Bankruptcy (7) <4 years of discharge, and
- 100% Payment Shock

Or

- Credit Score <660, and
- DTI's > 50%

All FHA and VA loan files will be considered a very high risk if the loan meets the scenario below. Strong compensating factors must be present. ('Three deadly sins' rule). Risk review required for:

- Chapter 7 Bankruptcy <4 years discharged, Credit score is <660, 100% Payment Shock