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Union Home Mortgage Corp.  
NMLS 2229 | nmlsconsumeraccess.org



## LOAN PROGRAMS

### FNMA Conventional Fixed Rate

#### Primary Residence – Purchase and Rate & Term Refinance

PROPERTY TYPE	MAX LTV	MAX CLTV	MIN CREDIT SCORE	NOTES
1 Unit	97	97	620	FNMA 97% requires Approve/Eligible Findings
2 Units	85	85		
3-4 Units	75	75		NA

#### Primary Residence – Purchase and Rate & Term Refinance

PROPERTY TYPE	MAX LTV	MAX CLTV	MIN CREDIT SCORE	NOTES
Manufactured Homes*	95	No Subordinate Financing Allowed	620	HomeReady Financing Not Permitted

\*Additional Restrictions apply to Single-Wide Manufactured Homes. Please refer to the **Manufactured Home Guidance** on UHMGo! for further information.

#### Primary Residence – Cash Out Refinance

PROPERTY TYPE	MAX LTV	MAX CLTV	MIN CREDIT SCORE	NOTES
1 Unit	80	80	620	<a href="https://www.fanniemae.com/content/eligibility_information/eligibility-matrix.pdf">https://www.fanniemae.com/content/eligibility_information/eligibility-matrix.pdf</a>
2 Units	75	75		
Manufactured Homes (Double Wide Only)	65			Loan Term Max 20 Years

#### Primary Residence – Rate & Term Refinance (DU Refi Plus)

PROPERTY TYPE	MAX LTV	MAX CLTV	MIN CREDIT SCORE	NOTES
1-4 Units	Unlimited	Unlimited	680	
1-4 Units	105	105	620	

#### Investment – Purchase

PROPERTY TYPE	MAX LTV	MAX CLTV	MIN CREDIT SCORE	NOTES
1 Unit	85	85	620	<a href="https://www.fanniemae.com/content/eligibility_information/eligibility-matrix.pdf">https://www.fanniemae.com/content/eligibility_information/eligibility-matrix.pdf</a>
2-4 Units	75	75		

#### Investment - Cash Out Refinance

PROPERTY TYPE	MAX LTV	MAX CLTV	MIN CREDIT SCORE	NOTES
1 Unit	75	75	620	
2-4 Units	70	70		

#### Second Home – Purchase and No Cash Out Refinance

PROPERTY TYPE	MAX LTV	MAX CLTV	MIN CREDIT SCORE	NOTES
1 Unit	90	90	620	

#### Second Home – Cash Out Refinance

PROPERTY TYPE	MAX LTV	MAX CLTV	MIN CREDIT SCORE	NOTES
1 Unit	75	75	620	

**FHLMC Conventional Fixed Rate****Primary Residence – Purchase and Rate & Term Refinance**

PROPERTY TYPE	MAX LTV	MAX CLTV	MIN CREDIT SCORE	NOTES
1 Unit	95	95	620	
2-4 Units	80	80		

**Primary Residence – Purchase (HomeOne)**

PROPERTY TYPE	MAX LTV	MAX CLTV	MIN CREDIT SCORE	NOTES
1 Unit	97	97	720	

**Primary Residence – Purchase and Rate & Term Refinance**

PROPERTY TYPE	MAX LTV	MAX CLTV	MIN CREDIT SCORE	NOTES
Manufactured Homes (Double Wide Only)	95	No Subordinate Financing Allowed	620	HomePossible Financing Not Permitted

**Primary Residence – Cash Out Refinance**

PROPERTY TYPE	MAX LTV	MAX CLTV	MIN CREDIT SCORE	NOTES
1 Unit	80	80	620	
2 Units	75	75		
Manufactured Homes (Double Wide Only)	65			Loan Term Max 20 Years

**Primary Residence – Rate & Term Refinance (Open Access)**

PROPERTY TYPE	MAX LTV	MAX CLTV	MIN CREDIT SCORE	NOTES
1-4 Units	Unlimited	Unlimited	680	Program requires LP Accept Findings
1-4 Units	105	105	620	

**Primary Residence – Rate & Term Refinance (HomePossible)**

PROPERTY TYPE	MAX LTV	MAX CLTV	MIN CREDIT SCORE	NOTES
1-4 Units	95	95	680	Home Possible Accept Findings
1-4 Units	97	97	680	Home Possible Advantage Accept Findings

**Investment – Purchase**

PROPERTY TYPE	MAX LTV	MAX CLTV	MIN CREDIT SCORE	NOTES
1 Unit	85	85	620	
2-4 Units	75	75		

**Investment – Rate & Term Refinance**

PROPERTY TYPE	MAX LTV	MAX CLTV	MIN CREDIT SCORE	NOTES
1 Unit	85	85	620	
2-4 Units	75	75		

**Investment - Cash Out Refinance**

PROPERTY TYPE	MAX LTV	MAX CLTV	MIN CREDIT SCORE	NOTES
1 Unit	75	75	620	
2-4 Units	70	70		

**FHLMC Conventional Fixed Rate, Continued****Second Home – Purchase and No Cash Out Refinance**

PROPERTY TYPE	MAX LTV	MAX CLTV	MIN CREDIT SCORE	NOTES
1 Unit	85	85	620	

**Second Home – Cash Out Refinance**

PROPERTY TYPE	MAX LTV	MAX CLTV	MIN CREDIT SCORE	NOTES
1 Unit	75	75	620	

**FHA Fixed Rate****Primary Residence – Purchase and Rate & Term Refinance**

PROPERTY TYPE	MAX LTV	MAX CLTV	MIN CREDIT SCORE	NOTES
1-4 Units	96.5	96.5	620	

**Primary Residence – Purchase and Rate & Term Refinance**

PROPERTY TYPE	MAX LTV	MAX CLTV	MIN CREDIT SCORE	NOTES
Manufactured Homes*	96.5	No Subordinate Financing Allowed	620	

\*Additional Restrictions apply to Single-Wide Manufactured Homes. Please refer to the **Manufactured Home Guidance** on UHMGo! for further information.

**Primary Residence – Streamline Refinance**

PROPERTY TYPE	MAX LTV	MAX CLTV	MIN CREDIT SCORE	NOTES
1-4 Units	97.75	125	620	

**Primary Residence – Rate & Term Refinance**

PROPERTY TYPE	MAX LTV	MAX CLTV	MIN CREDIT SCORE	NOTES
1-4 Units	97.75	97.75	620	Must have occupied at least 12 months from case# assignment date & must have Approve/Eligible Findings
1-4 Units	97.75	97.75	620	Must have occupied at least 12 months from case# assignment date & loan is a manual underwrite
1-4 Units	85	85	620	If not occupied for 12 months from case# assignment date

**Primary Residence – Cash-Out Refinance**

PROPERTY TYPE	MAX LTV	MAX CLTV	MIN CREDIT SCORE	NOTES
1-4 Units	80	85	620	Must have occupied at least 12 months from case# assignment date



## VA Fixed Rate

### Primary Residence – Purchase and Rate & Term Refinance

PROPERTY TYPE	MAX LTV	MAX CLTV	MIN CREDIT SCORE	NOTES
1-4 Units	100	100	620	

### Primary Residence – Purchase and Rate & Term Refinance

PROPERTY TYPE	MAX LTV	MAX CLTV	MIN CREDIT SCORE	NOTES
Manufactured Homes*	100	No Subordinate Financing Allowed	620	

\*Additional Restrictions apply to Single-Wide Manufactured Homes. Please refer to the **Manufactured Home Guidance** on UHMGo! for further information.

### Primary Residence – Streamline Refinance (IRRRL)

PROPERTY TYPE	MAX LTV	MAX CLTV	MIN CREDIT SCORE	NOTES
1-4 Units	NA	NA	620	

### Primary Residence – Cash-Out Refinance

PROPERTY TYPE	MAX LTV	MAX CLTV	MIN CREDIT SCORE	NOTES
1-4 Units	90	90	620	
1-4 Units	100	100	640	

### Primary Residence – VA High Balance Purchase

PROPERTY TYPE	MAX LTV	MAX CLTV	MIN CREDIT SCORE	NOTES
1-4 Units	100	100	620	

## USDA Fixed Rate

### Primary Residence – Purchase

PROPERTY TYPE	MAX LTV	MAX CLTV	MIN CREDIT SCORE	NOTES
1 Unit	100	100	620	

### Primary Residence – Purchase

PROPERTY TYPE	MAX LTV	MAX CLTV	MIN CREDIT SCORE	NOTES
Manufactured Homes*	100	No Subordinate Financing Allowed	620	

\*Additional Restrictions apply to Single-Wide Manufactured Homes. Please refer to the **Manufactured Home Guidance** on UHMGo! for further information.