



Last Reviewed: 04/21/2025

## Wholesale VA Product Matrix – Standard Product Types

|                                      |  |
|--------------------------------------|--|
| Minimum FICO                         | <b>Purchases &amp; Rate/Term Refinances: 500</b> <ul style="list-style-type: none"><li>Loans with an Approve/Eligible AUS Risk Rating: 500</li><li>Manually Underwritten loans (Refer/Eligible): 580</li><li>High Balance: 500 (AUS Approve/Eligible)</li></ul> <b>Cash-out Refinances: AUS Approve/Eligible Required</b> <ul style="list-style-type: none"><li>LTV &lt; 90%: 500</li><li>LTV 90.01%-100%: 620</li><li>High Balance: 640</li></ul> |
| Max LTV                              | <b>Maximum LTV: 100%</b><br>Refer to Minimum FICO section for LTV tiers.<br>Note: TX 50(a)(6) not permitted.   |
| Max DTI                              | Per Automated Underwriting System (AUS)  |
| AUS Approval Mandatory               | An AUS “Approve” is not required on all loans, but the loan must meet or exceed VA Residual Income Guidelines  |
| Manual Underwriting                  | <ul style="list-style-type: none"><li>Permitted</li><li>Manual underwrite should not exceed 41% DTI</li><li>Exceptions to 41% with residual at 120% of required</li><li>All members of the household should be considered</li><li>Consider job related expense in high ratio cases</li><li>Grossing up should be equal to borrower’s tax bracket</li></ul>   |
| Eligible Properties                  | <ul style="list-style-type: none"><li>Owner Occupied Properties</li><li>1-4 Unit Single Family Residences</li><li>Condominiums</li><li>Townhomes</li><li>Manufactured Homes*</li></ul>   |
| Gift Eligible                        | Yes  |
| Reserve Requirement                  | None   |
| Loan Terms/Rate Amortization Options | 10, 15, or 30-year fixed terms.  |

\*Please note that manufactured home programs have different eligibility requirements. Refer to the Manufactured Home Guidance on UHMGo! for more information.