

ditech BUSINESS LENDING CONFORMING HIGH-BALANCE PRODUCT
(FANNIE MAE ELIGIBLE)

	FIXED RATE	5/1 ARM	7/1 ARM	10/1 ARM
1. PRODUCT DESCRIPTION	<ul style="list-style-type: none"> Conventional Conforming fixed rate mortgage with High-Balance loan limits Servicing retained 10 to 30 year term in annual increments Fully amortizing Qualified Mortgage (QM) Safe Harbor loans are permitted Qualified Mortgage (QM) Rebuttable Presumption loans are permitted –see the Qualified Mortgage (QM) Rebuttable Presumption section for requirements 	<ul style="list-style-type: none"> Conventional Conforming five year/one year adjustable rate mortgage with High-Balance loan limits Servicing retained 30-year term Fully amortizing Non-convertible ARM Plan ID <ul style="list-style-type: none"> U/W: FM Generic, 5 Year Delivery: 30Y <ul style="list-style-type: none"> #2725 for 2/2/5 Cap #2737 for 5/2/5 Cap Manufactured homes not eligible Qualified Mortgage (QM) Safe Harbor loans are permitted Qualified Mortgage (QM) Rebuttable Presumption loans are not permitted. 	<ul style="list-style-type: none"> Conventional Conforming seven year/one year adjustable rate mortgage with High-Balance loan limits Servicing retained 30-year term Fully amortizing Non-convertible ARM Plan ID <ul style="list-style-type: none"> U/W: FM Generic, 7 Year Delivery: 30Y #2727 Qualified Mortgage (QM) Safe Harbor loans are permitted Qualified Mortgage (QM) Rebuttable Presumption loans are permitted –see the Qualified Mortgage (QM) Rebuttable Presumption section for requirements. 	<ul style="list-style-type: none"> Conventional Conforming ten year/one year adjustable rate mortgage with High-Balance loan limits Servicing retained 30-year term Fully amortizing Non-convertible ARM Plan ID <ul style="list-style-type: none"> U/W: FM Generic, 10 Year Delivery: 30Y #2729 Qualified Mortgage (QM) Safe Harbor loans are permitted Qualified Mortgage (QM) Rebuttable Presumption loans are permitted –see the Qualified Mortgage (QM) Rebuttable Presumption section for requirements.
2. PRODUCT CODES	<ul style="list-style-type: none"> X38 10 Yr Fannie/Freddie High-Balance Fixed V40 15 Yr Fannie /Freddie High Balance Fixed X48 20 Yr Fannie/Freddie High-Balance Fixed V41 30 Yr Fannie/Freddie High-Balance Fixed 	<ul style="list-style-type: none"> Z90 30 Yr Fannie High-Balance 5/1 LIBOR ARM 2/2/5 Cap V42 30 Yr Fannie High-Balance 5/1 LIBOR ARM 5/2/5 Cap 	<ul style="list-style-type: none"> Y02 30 Yr Fannie High-Balance 7/1 LIBOR ARM 5/2/5 Cap 	<ul style="list-style-type: none"> Y04 30 Yr Fannie High-Balance 10/1 LIBOR ARM 5/2/5 Cap
3. FINAL FUNDING DATE	N/A			
4. INDEX	N/A	London interbank offered rate for 12-month United States dollar-denominated deposits, as published in the Wall Street Journal (LIBOR)		
5. MARGIN	N/A	<ul style="list-style-type: none"> 2/2/5 Cap-2.250%, 2.375% or 2.500% 5/2/5 Cap-2.250%, 2.375% or 2.500% 	<ul style="list-style-type: none"> 5/2/5 Cap-2.250%, 2.375% or 2.500% 	
6. ANNUAL	N/A	2%		

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ADJUSTMENT CAP				
7. LIFE CAP	N/A	5%		
8. RATE AT ADJUSTMENT	N/A	<ul style="list-style-type: none"> 2/2/5 Cap-Initial note rate is in effect for the fixed term, the first interest adjustment is up to 2%, thereafter, a 2% annual adjustment cap begins with the second adjustment 5/2/5 Cap -Initial note rate is in effect for the fixed term, the first interest adjustment is up to 5%, thereafter, a 2% annual adjustment cap begins with the second adjustment Rate is equal to the note margin plus index rounded to the nearest .125%. Subject to annual/life caps 	<ul style="list-style-type: none"> 5/2/5 Cap-Initial note rate is in effect for the fixed term, the first interest adjustment is up to 5%, thereafter, a 2% annual adjustment cap begins with the second adjustment Rate is equal to the note margin plus index rounded to the nearest .125%. Subject to annual/life caps 	
9. TEMPORARY BUYDOWNS	Not permitted			
10. QUALIFYING RATE AND RATIOS	Qualifying Rate <ul style="list-style-type: none"> Qualify at note rate Ratios <ul style="list-style-type: none"> DU Approve/Eligible – Follow DU LPA Accept – 50.00% DTI 	Qualifying Rate <ul style="list-style-type: none"> Qualify using the greater of the fully indexed, fully amortizing rate or note rate + 2.0% Ratios <ul style="list-style-type: none"> DU Approve/Eligible – Follow DU 	Qualifying Rate <ul style="list-style-type: none"> Qualify using the greater of the fully indexed, fully amortizing rate or note rate Ratios <ul style="list-style-type: none"> DU Approve/Eligible – Follow DU 	
11. TYPES OF FINANCING	Purchase Mortgage Rate & Term Refinance (Limited Cash-Out Refinance) <ul style="list-style-type: none"> Loan amount may include <ul style="list-style-type: none"> Pay off the outstanding principal balance of existing first loan (including existing HELOC in first lien position) plus any required per diem interest Pay off of the outstanding principal balance of any existing subordinate liens that were used in whole to acquire the subject property. See Conforming chapter of the Client Guide for acceptable documentation to verify the use of the subordinate lien Closing costs and prepaids Prepayment penalties associated with the existing mortgage 			

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	<ul style="list-style-type: none"> • Cash-out limited to the lesser of 2% of the principal amount of the new loan or \$2000 • The subject loan is considered a cash-out refinance if the existing first mortgage transaction combined a first and non-purchase money subordinate lien into a new first within the last six months (note date to note date). A subsequent refinance of that lien within six months (note date to note date) is also considered a cash-out refinance. Provide Closing Disclosure from prior transaction. • Delinquent real estate taxes may not be included in the loan amount. See the Conforming chapter of the Client Guide for complete requirements • See the Conforming chapter of the Client Guide for Continuity of Obligation definition and guideline requirements (LPA only) • Properties currently listed for sale (DU only) <ul style="list-style-type: none"> • Property must be taken off the market before the note date • Borrower provides written confirmation of intent to occupy if a primary residence <p>Cash-Out Refinance</p> <ul style="list-style-type: none"> • Power of Attorney <ul style="list-style-type: none"> • DU: not permitted, unless required by state law . • LPA: permitted • Ownership <ul style="list-style-type: none"> • One borrower must have held title to the subject property for at least 6 months, measured from previous note date to subject note date, with the following exceptions <ul style="list-style-type: none"> • Delayed Financing • Borrower legally awarded the property (divorce, separation, dissolution of a domestic partnership) • Inherited Property • See Conforming chapter of the Client Guide for details • For a manufactured home, one borrower must have held title to both the manufactured home and land for at least 12 months, preceding the date of the loan application. No exceptions. • See the Conforming chapter of the Client Guide for Continuity of Obligation definition and guideline requirements (LPA only) • Properties currently listed for sale are eligible if the property has been taken off the market prior to the Note date (DU only) • Student Loan Cash-Out Refinance (DU Approve Eligible only) <ul style="list-style-type: none"> • Debt eligible for payoff: <ul style="list-style-type: none"> • 1st mortgage • Purchase money second (if applicable) • Student loan debt: <ul style="list-style-type: none"> • At least one student loan must be paid off. Loan proceeds must be paid directly to the student loan servicer at closing • At least one borrower must be obligated on the student loans being paid off • Student loan debt must be paid in full with the proceeds; partial payments are not permitted • No other debt permitted to be paid off • Standard cash-out refinance LTV/CLTV/HCLTV • Cash-out limited to lesser of 2% or \$2000 over and above the student loan payoff • Property cannot be listed for sale at time of disbursement 			

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	<p>Owner Occupied Properties Located In Texas</p> <ul style="list-style-type: none"> A copy of the current mortgage or note is required to determine whether the terms are subject to Texas Section 50(a)(6) (also known as Home Equity Deed of Trust, Home Equity Installment Contract or Residential Home Loan Deed of Trust). If the first or second Texas Section 50(6) loan is being paid off, see the Texas Home Equity Refinance Eligibility Matrix to determine product eligibility. <p>Single-Close Modification of Note</p> <ul style="list-style-type: none"> Delegated Clients only DU only Construction to Perm Rate & Term Refinance Detached condos permitted Manufactured homes not eligible See Client Guide for complete requirements 																											
12. LOAN AMOUNT	<table border="1"> <thead> <tr> <th rowspan="2">UNITS</th> <th colspan="2">CONTINENTAL US</th> <th>ALASKA & HAWAII</th> </tr> <tr> <th>Minimum Loan Amount</th> <th>Permanent High Cost</th> <th></th> </tr> </thead> <tbody> <tr> <td>1</td> <td>\$484,351</td> <td>\$726,525</td> <td rowspan="4">There are no properties in AK and HI with loan limits higher than the applicable base conforming limits.</td> </tr> <tr> <td>2</td> <td>\$620,201</td> <td>\$930,300</td> </tr> <tr> <td>3</td> <td>\$749,651</td> <td>\$1,124,475</td> </tr> <tr> <td>4</td> <td>\$931,601</td> <td>\$1,397,400</td> </tr> <tr> <td colspan="4">These are the maximum loan amounts that may apply; the limit may be lower for a specific high-cost area. See Loan Limit Look Up Table for High-Balance Loan Amounts</td> </tr> </tbody> </table>				UNITS	CONTINENTAL US		ALASKA & HAWAII	Minimum Loan Amount	Permanent High Cost		1	\$484,351	\$726,525	There are no properties in AK and HI with loan limits higher than the applicable base conforming limits.	2	\$620,201	\$930,300	3	\$749,651	\$1,124,475	4	\$931,601	\$1,397,400	These are the maximum loan amounts that may apply; the limit may be lower for a specific high-cost area. See Loan Limit Look Up Table for High-Balance Loan Amounts			
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13. LTV/CLTV LIMITATION

DU FIXED RATE and ARM		
Units	LTV/CLTV/HCLTV	Credit Score
PRIMARY RESIDENCE		
Purchase and Rate & Term Refinance		
1	95%	620
2	85%	620
3-4	75%	620
Cash-Out Refinance		
1	80%	620
2-4	75%	620
SECOND HOMES		
Purchase and Rate & Term Refinance		
1	90%	620
Cash-Out Refinance		
1	75%	620
INVESTMENT PROPERTIES		
Purchase		
1	85%	620
2-4	75%	620
Rate and Term Refinance		
1-4	75%	620
Cash-Out Refinance		
1	75%	620
2-4	70%	620

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	LPA FIXED RATE			
	<=\$1,000,000			
	Units	LTV/CLTV/HCLTV	Credit Score	
	PRIMARY RESIDENCE			
	Purchase and Rate & Term Refinance			
	1	95%	620	
	2	85%	620	
	3-4	80%	620	
	Cash-Out Refinance			
	1	80%	620	
	2-4	75%	620	
	SECOND HOME			
	Purchase and Rate & Term Refinance			
	1	90%	620	
	Cash-Out Refinance			
	1	75%	620	
	INVESTMENT PROPERTIES			
	Purchase			
	1	85%	620	
	2-4	75%	620	
	Rate & Term Refinance			
	1-4	75%	620	
	Cash Out Refinance			
1	75%	620		
2-4	70%	620		

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14. LTV/CLTV LIMITATIONS MANUFACTURED HOMES	MANUFACTURED HOMES					
	DU APPROVE/ELIGIBLE					
	FIXED RATE			ARM¹		
	Units	LTV/CLTV/HCLTV	Credit Score	Units	LTV/CLTV/HCLTV	Credit Score
	PRIMARY RESIDENCE					
	Purchase and Rate & Term Refinance					
	1	95%	620	1	95%	620
	Cash-Out Refinance²					
	1	65%	620	N/A	N/A	N/A
	SECOND HOMES					
	Purchase and Rate & Term Refinance					
	1	90%	620	1	90%	620
	<ul style="list-style-type: none"> Manufactured Homes <ul style="list-style-type: none"> ¹ 5/1 ARM product ineligible Maximum loan amount on High Balance - \$726,525 ² Fixed Rate Term <=20 years for cash-out refinance. Arms not permitted. 					
	15. SECONDARY FINANCING	<ul style="list-style-type: none"> Down Payment Assistance Programs (DPA) that create a lien are not eligible. Community Seconds and Affordable Seconds are not permitted. 				
16. PROPERTY TYPES	Eligible Property Types <ul style="list-style-type: none"> 1-4 units Condo <ul style="list-style-type: none"> See the Conforming chapter of the Client Guide and the Fannie Mae or Freddie Mac Condo-PUD Matrices for: <ul style="list-style-type: none"> Appraisal and warranty requirements LTV/CLTV/HCLTV for Fannie Mae DU Limited Review established attached condos. LPA loans eligible with the following LPA condo warranty project reviews: <ul style="list-style-type: none"> Streamlined Review Detached review Established Condo Project review New Condo Project review 					

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	<ul style="list-style-type: none"> • 2-4 unit Condo Project review • Nevada <ul style="list-style-type: none"> • HOA dues for the subject unit must be current prior to closing • HOA may not be seller of the subject unit • Leasehold Estates • Manufactured Homes (DU only) <ul style="list-style-type: none"> • Primary residence and second homes only • Maximum loan amount on High Balance - \$726,525 • Properties located in Rhode Island are not eligible • Properties on a leasehold are not eligible • Single-wide manufactured homes must be in a Fannie Mae PERS approved condo or PUD project • The borrower must have owned both the manufactured home and land for at least 12 months preceding the date of the loan application for cash-out refinance transactions • The manufactured home must be classified and titled as real property • ALTA 7 or state specific equivalent Title Endorsement is required. • Properties permanently installed on a site for less than 12 months are eligible only if borrower is the second purchaser of the property and the seller is not the builder-contractor or manufactured housing dealer who installed MH unit on site • See the Conforming chapter of the Client Guide for complete LTV/CLTV calculations and other manufactured housing requirements. • Off-frame Modular Housing • Precut, Panelized Housing • PUD <ul style="list-style-type: none"> • Nevada <ul style="list-style-type: none"> • HOA dues for the subject unit must be current prior to closing • HOA may not be seller of the subject unit <p>Ineligible Property Types</p> <ul style="list-style-type: none"> • Condo Hotel • Co-op • On-frame Modular Housing <ul style="list-style-type: none"> • See the Conforming chapter of the Client Guide for eligibility guidelines 			
17. OCCUPANCY	<ul style="list-style-type: none"> • Primary Residence • Second Homes • Investment Properties 			
18. GEOGRAPHIC LOCATIONS/	<p>Ineligible States</p> <ul style="list-style-type: none"> • New York 			

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RESTRICTIONS	<ul style="list-style-type: none"> Permitted only for Delegated Clients who underwrite and close loans in their own name. See Approval Authority section for limited eligibility West Virginia 			
19. ASSUMPTIONS	Not permitted.	Permitted after the first interest rate adjustment period.		
20. ESCROW WAIVERS	<ul style="list-style-type: none"> See the Client Guide for escrow waiver eligibility Higher Priced Mortgage Loans (HPML): Primary residence loans must maintain an escrow account for a minimum of 5 years. 			
21. PREPAYMENT PENALTY	None			
22. APPROVAL AUTHORITY	Approval Authority			
	Delegated	Conditional Delegated	Non-Delegated and Broker	
	Client has the following limited underwriting authority <ul style="list-style-type: none"> Individual loan amounts <= \$1 million eligible ditech first and second liens: combined loan amount <= \$1 million eligible ditech first and other lender second liens: combined loan amount <= \$1.25 million eligible ditech total overall exposure with a borrower <= \$1.5 million. Total overall exposure includes all ditech liens on all properties owned by the borrower When a borrower has more than one pending transaction, all files must be underwritten together in order to consider the overall risk(s) and qualifying of the transactions New York <ul style="list-style-type: none"> Individual loan amount <= \$1 million eligible if Client is underwriting the loan. Individual loan amount > \$1 million and all loans submitted to ditech for underwriting are ineligible 	<ul style="list-style-type: none"> All loans must be submitted to ditech New York-Ineligible 	<ul style="list-style-type: none"> All loans must be submitted to ditech New York-Ineligible 	

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23. UNDERWRITING/AUS DECISIONS	<ul style="list-style-type: none"> All loans must be submitted to DU/LPA and receive a DU Approve/Eligible or LPA Accept decision. Manual Underwriting not permitted. ARM Loans must receive a DU Approve/Eligible. LPA not permitted. Manufactured homes must receive DU Approve/Eligible. LPA not permitted. See below See the Credit section for credit requirements DU - Maximum 4 borrowers for DU transactions LPA – Maximum 5 borrowers for LPA transactions. DU Validation Service: Transactions are eligible with Approve/Eligible. See the Conforming Chapter of the Client Guide for details. 			
24. DOCUMENTATION TYPE	Standard			
25. BORROWER ELIGIBILITY	<p>Eligible Borrowers</p> <ul style="list-style-type: none"> Permanent Resident Non-Permanent Resident Trusts <p>Ineligible Borrowers</p> <ul style="list-style-type: none"> Foreign Nationals 			
26. CO-BORROWERS	<ul style="list-style-type: none"> DU Approve/Eligible: Co-borrower does not have to occupy the subject property LPA Accept: Co-borrower does not have to occupy the subject property 			
27. CREDIT	<p>Credit Score Requirements</p> <ul style="list-style-type: none"> All borrowers must have a credit score See the LTV/CLTV Limitations section for minimum credit score requirements <p>Housing (Mortgage/Rental) Payment History (PITIA)</p> <ul style="list-style-type: none"> Inclusive of all liens regardless of position Applies to all mortgages on all financed properties DU Approve/Eligible – Evaluated by DU LPA Accept - Evaluated by LPA <p>Significant Derogatory Credit</p> <ul style="list-style-type: none"> See the Conforming chapter of the Client Guide for <ul style="list-style-type: none"> Bankruptcy Foreclosure Preforeclosure Deed-in-lieu 			

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- Short Payoff

28. ASSETS

Borrower Investment						
	Primary Residence		Second Home		Investment Properties	
	<=80% LTV CLTV/HCLTV	>80% LTV CLTV/HCLTV	<=80% LTV CLTV/HCLTV	>80% LTV CLTV/HCLTV	<=80% LTV CLTV/HCLTV	>80% LTV CLTV/HCLTV
Minimum Investment from Borrower's Own Funds	None	DU 1 unit - None DU 2-4 unit- 5% LPA-None	None	5%	Entire down payment	
Gifts Permitted	Yes	Yes	Yes	Yes	No	
Down payment assistance in the form of a gift or grant is permitted. See the Client Guide.						
Seller Contributions						
<ul style="list-style-type: none"> • Primary Residence and Second Homes <ul style="list-style-type: none"> • 3% for LTV/CLTV > 90% <ul style="list-style-type: none"> • See the Fannie Mae REO section for Primary Residence with an LTV/CLTV >90% • 6% for LTV/CLTV >75% <= 90% • 9% for LTV/CLTV <=75% • Investment Properties <ul style="list-style-type: none"> • 2% 						

29. RESERVE REQUIREMENTS

Subject Property Reserves	
Desktop Underwriter	Loan Product Advisor
<ul style="list-style-type: none"> • Follow DU • Cash-Out Refinance – The cash out may not be used to meet the reserve requirements 	<ul style="list-style-type: none"> • Follow LPA • Rate &Term Refinance and Cash-Out Refinance – The cash out may not be used to meet the reserve requirements.
Subject Property PLUS Multiple Financed Properties Reserves	
If the subject property is a second home or investment property and the borrower owns other financed properties, additional reserves must be calculated and documented in plus those required for the subject property. The required reserves for a financed property are based on the qualifying payment amount of each individual financed property.	

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	<p>Maximum 10 financed properties, including the subject property and primary residence.</p> <ul style="list-style-type: none"> The following reserve requirements will be calculated by DU <ul style="list-style-type: none"> Second Home or Investment Property <ul style="list-style-type: none"> Subject Property Reserve requirements PLUS 2% of the aggregate UPB if borrower has 1-4 financed properties 4% of the aggregate UPB if the borrower has 5-6 financed properties 6% of the aggregate UPB if borrower has 7-10 financed properties <ul style="list-style-type: none"> DU Approve/Eligible only Minimum credit score of 720 The aggregate of the UPB does not include the mortgages and HELOCs that are on: <ul style="list-style-type: none"> The subject property Primary residence Properties that are sold or pending sale Accounts that will be paid by closing 	<p>Maximum 10 financed properties, including the subject property and primary residence.</p> <p>The following reserve requirements will be calculated by LPA</p> <ul style="list-style-type: none"> Second Home or Investment Property <ul style="list-style-type: none"> Subject Property Reserve Requirements PLUS 2 months PITIA if borrower has 1-6 financed properties Second Home or Investment Property <ul style="list-style-type: none"> Subject Property Reserve Requirements PLUS 8 months PITIA if the borrower has 7-10 financed properties. Minimum credit score 720 		
30. EMPLOYMENT INCOME	<ul style="list-style-type: none"> Follow DU/LPA for income documentation See the Conforming chapter of the Client Guide <p>Form 4506-T</p> <ul style="list-style-type: none"> Prior to Underwriting (for loans underwritten by ditech only) <ul style="list-style-type: none"> 4506-T must be signed for each borrower whose income must be documented with tax returns and used for qualification (self-employment, rental income, income earned from commission, etc.). At Closing (for all loans) <ul style="list-style-type: none"> 4506-T for each borrower whose income is used to qualify (regardless of income type) must be signed at closing even if DU Validation Service waives the requirement. 4506-T for the business tax return transcript(s) must be signed at closing when the business returns are used for qualification even if DU Validation Service waives the requirement. See the Conforming chapter of the Client Guide for complete guidelines. 			

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(FANNIE MAE ELIGIBLE)

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31. LIMITATIONS ON OTHER R.E. OWNED	Multiple Loans to the Same Borrower <ul style="list-style-type: none"> DU Approve <ul style="list-style-type: none"> New multiple loans must be underwritten simultaneously. See the Approval Authority section. See the Conforming chapter of the Client Guide for eligibility guidelines Primary Residence – No limitation on number of financed properties Second Home & Investment Properties-See Reserve Requirements section. 		Multiple Loans to the Same Borrower <ul style="list-style-type: none"> LPA Accept (Fixed Rate only) <ul style="list-style-type: none"> New multiple loans must be underwritten simultaneously. See the Approval Authority section. See the Conforming chapter of the Client Guide for eligibility guidelines Primary Residence – No limitation on number of financed properties Second Home & Investment Properties- See Reserve Requirements section. 	
32. FANNIE MAE REO	When the transaction is Fannie Mae REO using one of the following enhancements, the file must be clearly marked as Fannie Mae REO and an approved exception must be in the loan file for delivery purposes. <ul style="list-style-type: none"> Primary residence LTV/CLTV >90% may have Seller Contributions up to 6% (rather than the 3%), and Resale Restrictions <ul style="list-style-type: none"> Fannie Mae REO resale restrictions (property resold within 3 months of purchase) are eligible. LPA decision cannot be used for a Fannie Mae REO property. 			
33. APPRAISAL REQUIREMENTS	<ul style="list-style-type: none"> Follow DU <ul style="list-style-type: none"> Appraisal Waiver <ul style="list-style-type: none"> Must be dated within four months from the DU offer date to the note date An Appraisal Waiver offer may not be exercised if an appraisal has already been obtained. Follow LPA <ul style="list-style-type: none"> An Interior and Exterior Appraisal Report (Form 1004) is required Re-use of an appraisal report is not permitted See the Conforming chapter of the Client Guide for complete eligibility requirements 			
34. MORTGAGE INSURANCE	Mortgage insurance is required for all loans over 80% LTV <ul style="list-style-type: none"> Refer to the MI company requirements for additional eligibility guidelines Eligible MI companies must be acceptable to Fannie Mae and Freddie Mac Discounted coverage requiring additional premium per AUS is not eligible Include the calculation and rate factor use to determine mortgage insurance premium disclosed to the borrower on the initial application. Including the MI rate card with the factor will allow ditech to direct the loan to the appropriate MI partner DU Approve/Eligible <ul style="list-style-type: none"> Financed MI is permitted for 1-unit primary residence and second home purchase and rate & term refinance transactions <ul style="list-style-type: none"> The mortgage amount and LTV including the financed premium may not exceed the limitation set forth in the program guidelines Mortgage insurance coverage is based on LTV excluding the financed premium. Rate lock pricing is based on mortgage amount including financed premium LPA Accept - Financed MI is not permitted 			

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Product Matrices contain eligibility guidelines only. Consult the Client Guide for full details.

ditech BUSINESS LENDING CONFORMING HIGH-BALANCE PRODUCT
(FANNIE MAE ELIGIBLE)

	FIXED RATE	5/1 ARM	7/1 ARM	10/1 ARM
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- **NY State** –Use the appraised value to determine if mortgage insurance is required. If Mortgage Insurance is required, use the lesser of the sales price or appraised value to determine the appropriate coverage.
- See the Mortgage Insurance section of the Client Guide for acceptable MI providers.
- See Chapter 12 Prefund Diligence Mortgage Insurance Section of the Client Guide for acceptable MI providers.

Mortgage Insurance Options	
Borrower Paid Mortgage Insurance (BPMI)	Lender Paid Single Premium
<ul style="list-style-type: none"> • Monthly and Zero Monthly • Level Annual • Standard Annual • Split Premium (with or without options) • Single Premium • Financed MI - see above details 	<ul style="list-style-type: none"> • Correspondent only • Must be paid to MI company prior to purchase by ditech

LTV	Coverage	
	<=20 Years	>20 Years
FIXED RATE		
80.01% - 85%	6%	12%
85.01% - 90%	12%	25%
90.01% - 95%	25%	30%
ARM		
80.01% - 85%	12%	
85.01% - 90%	25%	
90.01% - 95%	30%	
MANUFACTURED HOMES		
80.01% - 85%	12%	
85.01% - 90%	25%	
90.01% - 95%	30%	

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ditech BUSINESS LENDING CONFORMING HIGH-BALANCE PRODUCT
(FANNIE MAE ELIGIBLE)

	FIXED RATE	5/1 ARM	7/1 ARM	10/1 ARM																				
35. OVERLAYS	<p>The following LPA Accept loans are NOT eligible in the Fannie Mae Eligible product</p> <ul style="list-style-type: none"> • LPA decision other than Accept • Manual underwriting • DTI >50.00% • Manufactured homes • Property inspection that is not an Interior and Exterior Appraisal Report • Re-use of an Appraisal Report • On-frame Modular Housing 																							
36. QUALIFIED MORTGAGE (QM) REBUTTABLE PRESUMPTION	<ul style="list-style-type: none"> • A transaction is classified as Qualified Mortgage (QM) Rebuttable Presumption when the APR is greater than Average Prime Offer Rate (APOR) + 1.5%, which can be categorized as Higher Priced Covered Transaction (HPCT) • Ditech employees refer to the Compliance Manual for a full description of Qualified Mortgage (QM) Rebuttable Presumption • 5/1 ARM not eligible • See the Escrow Waiver section above for Escrow Waiver Restrictions • Residual income and corresponding reserve requirement must be documented based on the table below <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2" style="text-align: center;">RESIDUAL INCOME</th> </tr> </thead> <tbody> <tr> <td colspan="2" style="text-align: center;">Residual income is the qualified gross monthly income less the gross monthly debt. The debt and income used to calculate the DTI ratio should be used for the residual income evaluation per the base product guidelines.</td> </tr> <tr> <th colspan="2" style="text-align: center;">Primary Residence</th> </tr> <tr> <th style="text-align: center;">If monthly residual income is..</th> <th style="text-align: center;">Then, the minimum reserves required are..</th> </tr> <tr> <td style="text-align: center;">\$2500 or greater</td> <td>No minimum reserves, comply with minimum reserves requirement for the base loan program.</td> </tr> <tr> <td style="text-align: center;">>= \$800 < \$2500</td> <td>The greater of: <ul style="list-style-type: none"> • Three months liquid reserves OR • Minimum reserve for base loan program </td> </tr> <tr> <td style="text-align: center;"><\$800</td> <td>Not eligible</td> </tr> <tr> <th colspan="2" style="text-align: center;">Second Home and Investment Property</th> </tr> <tr> <td style="text-align: center;">\$2500 or greater</td> <td>No minimum reserves, comply with minimum reserves requirement for the base loan program.</td> </tr> <tr> <td style="text-align: center;"><\$2500</td> <td>Not eligible</td> </tr> </tbody> </table>				RESIDUAL INCOME		Residual income is the qualified gross monthly income less the gross monthly debt. The debt and income used to calculate the DTI ratio should be used for the residual income evaluation per the base product guidelines.		Primary Residence		If monthly residual income is..	Then, the minimum reserves required are..	\$2500 or greater	No minimum reserves, comply with minimum reserves requirement for the base loan program.	>= \$800 < \$2500	The greater of: <ul style="list-style-type: none"> • Three months liquid reserves OR • Minimum reserve for base loan program 	<\$800	Not eligible	Second Home and Investment Property		\$2500 or greater	No minimum reserves, comply with minimum reserves requirement for the base loan program.	<\$2500	Not eligible
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37. SPECIAL REQUIREMENTS/ RESTRICTIONS	None																							

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