



Note: These programs have not been rolled out at Freddie Mac or PennyMac yet

Fannie Mae   Standard vs RefiNow vs HomeReady				Freddie Mac   Standard vs Refi Possible vs Home Possible		
Product	Standard Refinance	RefiNow	HomeReady	Standard Refinance	Refi Possible	HomePossible
Term/Amortization	10-30 Yr Fixed Rate	10-30 Yr Fixed Rate	30 Yr Fixed Rate	10-30 Yr Fixed Rate	10-30 Yr Fixed Rate	10-30 Year Fixed Rate
High Balance	Yes	No	Yes (max 95% LTV)	Yes	No	Yes (max 95% LTV)
Income Limits	N/A	80% AMI		N/A	80% AMI	
Max LTV/CLTV	97%/105% with Community/Affordable Second					
Min FICO	620					
No Credit Score	Allowed	Not allowed	Allowed	Allowed	Not allowed	Allowed
DTI	50%	65%	50%	50%	65%	50%
AUS Required	DU			LPA		
Occupancy Type	Primary Residence, 2nd Home, NOO	Primary Residence		Primary Residence, 2nd Home, NOO	Primary Residence	
Rate/Term Refinance	Yes (no prior loan securitization restrictions)	Yes (prior loan must have been securitized by FNMA)	Yes (prior loan must have been securitized by FNMA if LTV/CLTV > 95%)	Yes (no prior loan securitization restrictions)	Yes (prior loan must have been securitized by FHLMC)	Yes (no prior loan securitization restrictions)
Max Cash Back to Borrower	Lesser of 2% of new loan amount or \$2000	\$250	Lesser of 2% of new loan amount or \$2000	Greater of 1% of new loan amount or \$2000	\$250	Greater of 1% of new loan amount or \$2000
Cashout Refinance	Yes	No		Yes	No	
Change in Borrowers	Yes	No <sup>1</sup>	Yes	Yes	No <sup>1</sup>	Yes
Non-Occupant Co-Borrowers	Yes (max LTV 95%/105%)					
Home Buyer Education Requirement	N/A					
Max Financed Properties	Primary: no limit 2nd Home/NOO: 10 max	No limit	2 max	Primary: no limit 2nd Home/NOO: 10 max	No limit	2 max
Units	1-4 units	1 Unit	1-4 units	1-4 units	1 Unit	1-4 units
Property Types	Attached/Detached SFR, PUD, Condos					
Appraisal Waiver	Yes					
Appraisal Credit	No	\$500 <sup>2</sup>	No	No	\$500 <sup>2</sup>	No
Credit History	As per DU	Must meet 0x30x6 1x30x12 0x60x12 <sup>3</sup>	As per DU	As per LPA	Must meet 0x30x6 1x30x12 0x60x12 <sup>3</sup>	As per LPA
Seasoning	No	At least 12 months but no more than 120 months	No	Rate/Term Refi: at least 30 days (effective 7/5/2021)	At least 12 months but no more than 120 months	Rate/Term Refi: at least 30 days (effective 7/5/2021)
Subordinate Financing	Yes	Only allowed if replacing existing subordinate financing	Yes	Yes	Only allowed if replacing existing subordinate financing	Yes
Mortgage Insurance	Standard coverage	Standard coverage <sup>4</sup>	Reduced coverage (25% for LTV > 90%)	Standard coverage	Standard coverage <sup>4</sup>	Reduced coverage (25% for LTV > 90%)
Net Tangible Benefit	No	Interest rate reduction of at least 50bps AND Monthly payment reduction of at least \$50 <sup>5</sup>	No	No	Interest rate reduction of at least 50bps AND Monthly payment reduction of at least \$50 <sup>5</sup>	No
Loan Level Price Adjustments	Standard		LLPA cap at 1.5%	Standard		LLPA cap at 1.5%
Adverse Market Fee (50 bps)	Waived for loan amounts less than or equal to \$125,000	Waived if original principal amount is less than or equal to \$300,000	Waived	Waived for loan amounts less than or equal to \$125,000	Waived if original principal amount is less than or equal to \$300,000	Waived
SFC/IFI	007	868	900	N/A	J05	532
Documentation Requirements						
Income W-2: Non-Variable	- Most recent paystub - W-2 for the most recent 1 year period	- Most recent paystub	- Most recent paystub - W-2 for the most recent 1 year period	- YTD paystub documenting YTD earnings - W-2 for the most recent 1 year period	- YTD paystub documenting YTD earnings	- YTD paystub documenting YTD earnings - W-2 for the most recent 1 year period
Income W-2: Variable	- Most recent paystub - W-2 for the most recent 2 year period	- Most recent paystub - W-2 for the most recent 1 year period	- Most recent paystub - W-2 for the most recent 2 year period	- YTD paystub documenting YTD earnings - W-2 for the most recent 2 year period	- YTD paystub documenting YTD earnings - W-2 for the most recent 1 year period	- YTD paystub documenting YTD earnings - W-2 for the most recent 2 year period
Income Self-Employed	- Most recent 2 year personal tax returns - Most recent 2 year business tax returns <sup>6</sup>	- Most recent 1 year personal tax returns - Most recent 1 year business tax returns	- Most recent 2 year personal tax returns - Most recent 2 year business tax returns <sup>6</sup>	- Most recent 2 year personal tax returns - Most recent 2 year business tax returns <sup>6</sup>	- Most recent 1 year personal tax returns - Most recent 1 year business tax returns	- Most recent 2 year personal tax returns - Most recent 2 year business tax returns <sup>6</sup>
Assets	Most recent 2 months statement showing account balance or VOD	One recent statement (monthly, quarterly, or annual) showing account balance	Most recent 2 months statement showing account balance or VOD	- Streamlined Accept: Most recent 1 month statement showing account balance or VOD - Standard: Most recent 2 months statement showing account balance or VOD	1 month account statement or VOD <sup>7</sup>	- Streamlined Accept: Most recent 1 month statement showing account balance or VOD - Standard: Most recent 2 months statement showing account balance or VOD

Footnotes **\*\*This matrix does not reflect PennyMac overlays. Please apply PennyMac overlays as necessary.\*\***

<sup>1</sup> Borrowers cannot be added. Borrowers can be removed if the remaining borrower(s) has made mortgage payments for the most recent 12 months from their own funds or due to the death of a borrower.

<sup>2</sup> Appraisal credit available for full appraisals only. Credit amount regardless of appraisal cost and must be passed to borrower.

<sup>3</sup> Borrower must have exited forbearance and completed at least 3 timely payments as of the note date of the new transaction. Missed payments during forbearance is not allowed. If there is a gap in credit history, need to confirm servicing history that the borrower has not missed payments.

<sup>4</sup> Mortgage insurance provider must be the same as MI provider on the previous loan being refinanced.

<sup>5</sup> Mortgage insurance may be included in the monthly payment reduction calculation.

<sup>6</sup> May be reduced to 2 year personal only (Fannie) or to 1 year for personal and business each (Fannie and Freddie)

<sup>7</sup> Verification of funds is not required if funds required for closing are less than or equal to \$500.

