

Delegated Correspondent Products Available

| | FHA | VA | USDA | Conventional | 203K | Homestyle |
|------------------------------------|---|---|--|---|---|---|
| Amortization | 30, 25, 20, 15, and 10 year Fixed Rates | 30, 25, 20, 15, and 10 year Fixed Rates | 30 Fixed Rate | 30, 25, 20, 15, and 10 Year Fixed Rates and 3, 5, 7, and 10 Year Adjustable Rates | 30 and 25 Fixed Rates | 30, 25, 20, 15, and 10 year Fixed Rates |
| Amortization (High Balance) | 30 and 25 year Fixed Rates | 30 and 25 year Fixed Rates | N/A | 30 and 15 Year Fixed Rates | 30 and 25 year Fixed Rates | 30 and 15 Year Fixed Rates |
| FICO | As low as 500 | At least one credit score required for all borrowers <ul style="list-style-type: none"> ▪ Minimum 640 for NOO IRRRL and CO Refinance transactions in which the cash to borrower exceeds \$500.00 Minimum 620 for all other VA transactions | <ul style="list-style-type: none"> ▪ GUS Accept – No minimum ▪ Refer or Manual Underwrite - 620 minimum <i>Please see the TFOC Rural Housing Product Sheet for additional documentation requirements</i> ▪ No Score loans are acceptable (<i>Treated the same as 620-639 score</i>) | Standard Agency Guidelines | Standard Agency Guidelines | Standard Agency Guidelines |
| LTV/CLTV | Standard Agency Guidelines | <ul style="list-style-type: none"> ▪ Maximum 90% for C/O Refinance transactions in which the cash to borrower exceeds \$500.00 ▪ Maximum 100% for all other VA transactions | Standard Agency Guidelines | Standard Agency Guidelines | Standard Agency Guidelines | Standard Agency Guidelines |
| Streamline Options | Minimum 580 FICO | Yes- see LTV and FICO requirements | Yes | Not Applicable | Not Applicable | Not Applicable |
| Manual Underwrites | Yes – Manual Underwrites are Acceptable | Yes – Manual Underwrites are Acceptable | Yes – Manual Underwrites are Acceptable | Manual Underwrites are not Acceptable | Yes – Manual Underwrites are Acceptable | Manual Underwrites are not Acceptable |