

## TOWNE MORTGAGE COMPANY FANNIE MAE 97% LTV PROGRAM (NON My Community)

<b>CRITERIA</b>	STANDARD FANNIE MAE 97 Program
<b>Eligible Transaction Types</b>	Purchase and Limited Cashout
<b>Max LTV/CLTV/HCLTV</b>	<ul style="list-style-type: none"> <li>▪ <u>LTV</u>: 95.01 – 97%</li> <li>▪ <u>CLTV</u>: 95.01 – 97% if the subordinate lien is NOT a community 2<sup>nd</sup> *105% CLTV if subordinate lien is community 2nd</li> </ul>
<b>Loan Type</b>	Fixed 10, 15, 20 or 30 year
<b>Property and occupancy</b>	1 unit Principal Residence, including Condos and PUDs
<b>Borrower Eligibility</b>	At least <u>one</u> borrower must be a first time homebuyer (no ownership interest in previous 3 years)
<b>Non Occupant Co-Borrower</b>	Not Allowed
<b>Income Limitation</b>	No Income limitations required
<b>Underwriting Method</b>	DU/DO <b>ONLY</b>
<b>Mortgage Insurance Coverage</b>	<ul style="list-style-type: none"> <li>▪ 35% coverage (monthly MI or single premium borrower paid only)</li> </ul>
<b>Gifts</b>	As determined by DU
<b>Minimum borrower Contribution</b>	Standard Contribution Required
<b>Reserves</b>	As determined by DU
<b>Other</b>	All other Fannie Seller Guides apply
<b>Limited Cashout Refi</b>	<p><b><u>Existing Loan:</u></b></p> <ul style="list-style-type: none"> <li>▪ Existing loan must be owned/secured by Fannie Mae. Can obtain documentation through current servicer or a printout from Fannie Mae's Loan Lookup Tool.</li> </ul> <p><b><u>MAX LTV/CLTV/HCLTV</u></b></p> <ul style="list-style-type: none"> <li>▪ Same as purchase limits</li> </ul> <p><b><u>Loan Terms</u></b></p> <ul style="list-style-type: none"> <li>▪ Same as purchase terms</li> </ul> <p><b><u>MI Coverage</u></b></p> <ul style="list-style-type: none"> <li>▪ 35%</li> </ul> <p><b><u>Property and Occupancy</u></b></p> <ul style="list-style-type: none"> <li>▪ Same as purchase terms</li> </ul> <p><b><u>Other</u></b></p> <ul style="list-style-type: none"> <li>▪ All other standard Limited Cashout Refinance policy apply</li> </ul>

**Identifying Fannie Owned in DU/DO**

- Lenders must inform DU that Fannie Mae owns the existing mortgage by indicating Fannie Mae in the "Owner of Existing Mortgage" field in the online loan application. In the Desktop Originator (DU/DO User Interface), this field is located on the Additional Data screen in the Full 1003. Because this indication will be used by DU to determine eligibility of the loan for delivery to Fannie Mae when the LTV, CLTV, or HCLTV exceed 95%, the lender will be required to document that the loan being refinanced is currently owned by Fannie Mae.