

# Fannie Mae Conforming Product Matrix



## 2025 CONFORMING LOAN AMOUNT LIMITS

Units	Standard Limits	High Balance Limits
1	\$806,500	\$1,209,750
2	\$1,032,650	\$1,548,975
3	\$1,248,150	\$1,872,225
4	\$1,551,250	\$2,326,875

## Fannie Mae - Standard Products & Fannie 97% Conforming Limits

Loan Type	Property Type	PRIMARY			SECOND HOME			INVESTMENT		
		P	R/T	C/O	P	R/T	C/O	P	R/T	C/O
		MAX LTV/CLTV								
Fixed Rate	SFR/PUD/Condo	97%	97%	80%	90%	90%	75%	85%	75%	75%
	Manufactured	95%	95%		90%	90%				
	2 Unit	95%	95%	75%				75%	75%	70%
	3-4 Unit	95%	95%	75%				75%	75%	70%
Adjustable Rate	SFR/PUD/Condo	95%	95%	80%	90%	90%	75%	85%	75%	75%
	Manufactured									
	2 Unit	95%	95%	75%				75%	75%	70%
	3-4 Unit	95%	95%	75%				75%	75%	70%

### Fannie Mae 97% - Restrictions

**Homebuyer Education Required**- If All Borrowers on Loan are First Time Homebuyers  
**Purchase Loans over 95% LTV/CLTV** - At least 1 borrower MUST be a First Time Homebuyer  
**Non Occupant Co-Borrowers** - Not Permitted  
**Refinances over 95% LTV/CLTV** - The loan being paid off must be owned by Fannie Mae.

## Fannie Mae - Home Ready Products Conforming Limits

Loan Type	Property Type	PRIMARY		
		P	R/T	C/O
		MAX LTV/CLTV		
Fixed Rate	SFR/PUD/Condo	97%	97%	
	Manufactured	95%	95%	
	2 Unit	95%	95%	
	3-4 Unit	95%	95%	
Adjustable Rate	SFR/PUD/Condo	95%	95%	
	Manufactured			
	2 Unit	95%	95%	
	3-4 Unit	95%	95%	

### Home Ready Restrictions

**Income Restriction** - File income must not exceed 80% of AMI  
**Homebuyer Education Required**- If All Brws on Loan are FTHB  
**Refis over 95% LTV** - loan being paid off must be owned by FNMA.

## Fannie Mae - Standard Products High Balance Limits

Loan Type	Property Type	PRIMARY			SECOND HOME			INVESTMENT		
		P	R/T	C/O	P	R/T	C/O	P	R/T	C/O
		MAX LTV/CLTV								
Fixed Rate	SFR/PUD/Condo	95%	95%	80%	90%	90%	75%	85%	75%	75%
	Manufactured									
	2 Unit	85%	85%	75%				75%	75%	70%
	3-4 Unit	75%	75%	75%				75%	75%	70%
Adjustable Rate	SFR/PUD/Condo	95%	95%	80%	90%	90%	75%	85%	75%	75%
	Manufactured									
	2 Unit	85%	85%	75%				75%	75%	70%
	3-4 Unit	75%	75%	75%				75%	75%	70%

## Fannie Mae - Home Ready Products High Balance Limits

Loan Type	Property Type	PRIMARY		
		P	R/T	C/O
		MAX LTV/CLTV		
Fixed Rate	SFR/PUD/Condo	95%	95%	
	Manufactured			
	2 Unit	85%	85%	
	3-4 Unit	75%	75%	
Adjustable Rate	SFR/PUD/Condo	95%	95%	
	Manufactured			
	2 Unit	85%	85%	
	3-4 Unit	75%	75%	



# Fannie Mae Conforming Guideline Supplement



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TERMS	
AVAILABLE TERMS	Fixed 10, 15, 20, 25, 30 YR   ARMs 5/6, 7/6, 10/6
RECASTING	Not Permitted
ESCROWS	Required when LTV > 80% (90% in California) or whenever Flood Insurance is Required
BUYDOWNS	Available (3-2-1), (2-1), (1-0) Purchase & Fxd Rate only, must be seller or builder funded. Realtor/Lender funded not permitted.
MIN LOAN AMOUNT	\$100,000.00
PROPERTY TYPES	
ELIGIBLE	Warrantable Condos   Leaseholds   Modular   PUD   SFR   2-4 Unit   Manufactured
INELIGIBLE	Agricultural/Farm Properties   Commercial/Industrial/Office Properties   Co-ops   Log Cabins   Unique Properties Mixed Use Properties   Second Homes with 2-4 Units Vacant Lots   CondoTels   Life Estates   Irrevocable Trust   Properties in Lava zone 1 or 2 (Hawaii)   Indian Lands & Leaseholds   Illinois Land Trust   Community Land Trust Group Homes / Care Facilities   Off-Grid Properties (No Grid Power)   Properties not suitable for Yr-Round living.   Barnominiums   Shouses (Shop-House)
ACCESSORY DWELLING UNIT (ADU)	At least 1 comparable must have an ADU. Multiple ADUs not allowed. 2-4 Unit properties with ADU not Allowed. Rental income from ADU only permitted on HomeReady. Standard FNMA products don't allow rental income from ADU.
RURAL	Permitted. Must be Primarily residential. Properties with significant Farm/Agg features to be closely reviewed.
MAX ACREAGE	Max 20 acres (Texas Primary Residence: Max 10 Acres or UW Mngr Exception Required).
CONDOMINIUMS	All Condos must be approved by STG's external review company, InterIsland. (N/A for Detached Condos & 2-4 Unit Condos). Allow 48 hours for review of Final Condo Docs.
2-4 UNIT	Second Homes Not Permitted   ADUs Not Permitted
MANUFACTURED HOMES	MAX LTV 95%   Investment Properties Not Permitted   High Bal & ARMs Not Permitted   Purchase & Rate/Term Only Photo of HUD Data Plate & Certification Required   No Single Wides   Must be taxed as Real Estate at time of App. No New Builds.   Attached additions require a structural engineering report. (Including covered porches, patios, stoops)
APPRAISAL REQUIREMENTS	
APPRAISAL REQUIREMENTS	STG must receive XML Appraisal & SSRs from both FNMA/FHLMC (CU & LCA). All properties must have at least 3 comps within 10 miles.
APPRAISAL REVIEW	<b>Primary Residence:</b> CU Score 3.5 or Higher requires a Collateral Desktop Analysis (CDA) <b>2nd Home &amp; Investment:</b> CU Score of 2.6 or Higher requires a Collateral Desktop Analysis (CDA)
DECLINING MARKETS	CDA Required when CU Score > 2.5
NEW CONSTRUCTION	Need Final 1004D + Certificate of Occupancy (Prior to Close)
TRANSFERRED APPRAISALS	File must contain appraisal transfer letter signed by transferring lender. Appraisal must have been ordered via AIR requirements. File must contain proof appraisal delivered to brw & proof Reconsideration of Value disclosure provided to bwr with appraisal. Transferred Appraisals can not be recertified to extend Expiration.
CONDITION & QUALITY	Properties with condition ratings of C5 & C6 or quality ratings of Q6 are not eligible.
GENERAL ELIGIBILITY	
ASSET STATEMENTS REQUIRED	# of Statements Required - Per AUS. Internet Printouts must contain account identifying information sufficient to verify the borrower is account holder and the name of institution holding the funds.
AGE OF CREDIT DOCUMENTS	MAX 120 days old at Closing (Income, Assets, Credit Report, Appraisal, Title) -- (Title in Texas - 90 Days)
ELIGIBLE BORROWERS	US Citizen   Permanent Resident Alien   Non Permanent Resident Alien   (DACA brws OK with Restrictions)
INELIGIBLE BORROWERS	Foreign National   ITIN   Non Permanent Residents with A-12 or C-19 (Temporary Protected Status)
NON PERM RESIDENTS	Borrowers with C33 EAD Code are DACA, subject to UW Manager Approval & a <b>.250 Exception Fee</b> Borrowers with A5, A10, C08, or C09 or C10 EAD Codes are subject to UW Manager Approval & <b>.250 Exception Fee</b>



# Fannie Mae Conforming Guideline Supplement



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GENERAL ELIGIBILITY (Continued)	
<b>NON PERM RESTRICTIONS</b>	VISA/EAD Code A12 & C19 is Not Permitted
<b>DTI</b>	Per AUS requirements.
<b>MANUAL UNDERWRITING</b>	Not Permitted
<b>MINIMUM CREDIT SCORES</b>	Each Borrower Must have at least 2 valid credit scores. 620 Min Fico for All Borrowers.
<b>FROZEN CREDIT</b>	All Credit Bureaus must be unfrozen for all borrowers.
<b>BLENDED FICO</b>	STG does not support Fannie Mae's Blended Fico model.
<b>NON TRADITIONAL CREDIT</b>	Not Permitted
<b>CREDIT INQUIRIES</b>	All Inquiries within 90 days must be addressed in file.
<b>GAP CREDIT/CREDIT REFRESH</b>	STG pulls a credit refresh or equivalent within 10 days of closing. All inquiries must be addressed, all new tradelines added to debt. At least 1 Bureau must be reported on Credit Refresh.
<b>MORTGAGE INSURANCE</b>	Borrower paid monthly MI and Lender Paid MI are acceptable. Reduced & Custom MI options not permitted.
<b>ESCROW HOLDBACKS</b>	Not Permitted
<b>SUBORDINATE FINANCING</b>	New Sub. Financing must be from STG mortgage. Subordination of other existing lenders is Permitted. No Pace Energy Loans. Seller Carrybacks OK with UW Mngr Approval.
<b>ADDING / REMOVING BORROWER</b>	Requires a Change of Circumstance to update pricing. Credit Report Fee for additional Brw must be disclosed. New 7 Day TRID Starts.
<b>QM POINTS &amp; FEES</b>	Primary Residence & Second Home - May not exceed 3% QM Points & Fees. Investment Properties - May not exceed 5% QM Points & Fees with a Business Purpose Affidavit. Loans with Biz Purpose Affidavit - No Personal Debts may be paid off at closing.
ASSETS	
<b>MINIMUM RESERVES</b>	Per AUS / Seller Guide requirements.
<b>HANDWRITTEN VOD</b>	If being used as sole source of asset documentation, UW Manager Approval Required.
CREDIT AND LIABILITIES	
<b>DEBTS PAID BY OTHERS</b>	May exclude with 12 months proof of payment by others, borrower may not be on account paying the liability. To exclude a mortgage the person paying the debt must be on the mortgage note.
<b>DEBTS EXCLUDED BY DIVORCE OR SEPARATION</b>	Actual court order must exist to exclude debt. Separation agreements not filed in court are not sufficient to exclude debts. This is true even in states that don't require or allow separation agreements to be filed in court. To exclude the debt, the order must come from a court. Voluntary Sep. Agreements without court order can't be used to exclude debt.
<b>STUDENT LOANS</b>	Loans in Deferment: Use 1% or actual payment from servicer. For borrowers to use payment amount from an income driven repayment plan, they must be approved and actively in the plan. Proposed plans may not be used.
<b>IRS TAX PLANS</b>	Must evidence 1 on time payments & plan amount must be included in DTI. Not eligible if Tax Lien Already Filed. File must contain evidence the repayment plan was IRS approved.
<b>DELINQUENT IRS DEBT</b>	Must pay delinquent amount prior to closing or be on an IRS Approved tax repayment plan.
PROGRAM SPECIFIC	
<b>HOMEREADY REQUIREMENTS</b>	Total File income must not exceed 80% of AMI (Area Median Income) for Census Tract Purchases w/LTV > 95 - At least 1 borrower must be a First Time Homebuyer If all brws are First Time Homebuyers, at least 1 must complete Homebuyer Education before Closing. (Applies to ALL LTVs) Occupying borrowers may only have 1 other Financed REO at time of closing



# Fannie Mae Conforming Guideline Supplement



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TITLE		
TITLE INSURANCE	Short Form or Long Form Alta Title Policies As accepted by FNMA. Attorneys Opinion Letters in lieu of title not permitted.	
CASH OUT SEASONING	The loan being paid off must be at least 12 Months old. Measured from original note date to new note date. Brw must have been on title 6 months.	
E-NOTES/E-MORTGAGE CLOSINGS	Not Permitted at this time.	
NON OCCUPANT COBRW	Must take title and sign mortgage. CoBorrowers which do not take title (co-signers) are not permitted. Non-Occupant CoBorrowers not permitted on Fannie 97 Product.	
INCOME		
IRS TRANSCRIPTS	1040 Tax Transcripts required when Tax Returns used for income (Self Employed/Rental/Dividends etc). 1120 Biz Transcripts required when using biz income from a C-Corp. (C-Corp W-2 income Only, No Transcripts Req'd) Waiver of this Requirement requires UW Manager Approval and <b>.250 Exception Fee</b>	
IRS RECORD OF ACCOUNT	When needed to evidence that tax transcripts not available or proof of non-filing, May be ordered by STG or provided from Borrower's IRS Transcript Online Portal	
HANDWRITTEN WVOE	Not eligible as sole-source of income documentation. Must be accompanied by a Paystub with 30 days YTD Earnings.	
ELECTRONIC WVOE	Eligible to be sole source of Income Documentation when from Work # or similar FNMA approved service.	
EMPLOYED BY FAMILY	Requires Two Years of Tax Returns + Standard Wage Earner Documentation + Tax Transcripts. AUS may not over-ride this requirement.	
RECENT TAX FILINGS	When taxes filed in last 90 days, obtain evidence borrowers have paid the tax liability due on the return.	
AMENDED TAX RETURNS	When amended taxes are being used to qualify file must contain: Amended and Original Returns, Proof any additional Tax has been paid, & explanation for the re-file & proof of filing. When amended taxes were filed < 60 days before the application date, the underwriter must carefully review to ensure income was not inflated to qualify for the subject transaction. Exception from UW MGR required and subject to a <b>.250 pricing adjustment</b> . UW MGR will contact lock desk upon granting exception.	
FUTURE INCOME / NEW JOBS	STG only uses FNMA option 1. New Job must start within 15 days of close. Brw must be Salaried. Obtain Offer Letter. Borrower's First Paystub must be received by STG within 30 days after closing. (Employer cannot be family) STG holds 25% of MLO Comp until Paystub recv'd Post-Close. <b>.250 Pricing Hit Req'd</b> . UW MGR to Notify LockDesk.	
RECENT JOB CHANGES	Borrowers that will or have started employment within 30 days of closing, obtain offer letter outlining income.	
MULTIPLE JOBS	<b>Brws whose first job income is salaried or guaranteed hrs:</b> First job must have no gaps in prior 12 months. Brw must have the same 2nd job (employer & position) with no gaps for 1 yr. <b>Brws using any type of variable income from their first job to qualify:</b> Must have worked the same 1st and 2nd jobs (same employer & position) with no gaps for at least 1 year.	
MORTG. CREDIT CERTIFICATES	Not Permitted	
CANNABIS BUSINESS INCOME	W2 Only. Brw can't be owner. Must be a legal cannabis biz licensed in the brw's state. Requires UW Mgr Approval & a <b>.750 pricing hit</b> .	
ASSETS USED AS INCOME	Must be employment related assets (IRA/401k/TSP/403B etc). Divide assets remaining after closing by loan term (usually 360)	
TAX RETURN CALENDAR		
APPLICATION RECEIVED DATE	Disbursement Date	Documentation Requirements
January 01, 2025 to April 14, 2025	By June 30, 2025	Most Recent Tax Return available. The most recent taxes may be no older than 2023. (2023 Extensions no longer accepted)
	July 1, 2025 - October 14, 2025	Either 2024 Taxes OR 2023 Taxes + Extension + confirm of Electronic Pmnt of Tax Owed + Proof Transcripts Not on file
April 15, 2025 to October 14, 2025	By December 31, 2025	Either 2024 Taxes OR 2023 Taxes + Extension + confirm of Electronic Pmnt of Tax Owed + Proof Transcripts Not on file
October 15, 2025 to April 14, 2026	By June 30, 2026	Most Recent Federal Tax Return available. The most recent taxes must be no older than Year 2024. (2024 Extensions no longer accepted)



# Fannie Mae Conforming Guideline Supplement



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## MORTGAGE INSURANCE

MORTGAGE INSURANCE (Standard Requirements)	Amortization Terms: 20-30 Years		Amortization Terms: Less than 20 years	
	LTV	Coverage %	LTV	Coverage %
	95.01% - 97%	35	95.01% - 97%	35
	90.01% - 95%	30	90.01% - 95%	25
	85.01% - 90%	25	85.01% - 90%	12
	80.01% - 85%	12	80.01% - 85%	6
Custom & Reduced MI Not Allowed. HomeReady Requirements: 25% MI Coverage for LTVs 90.01 - 97% (Standard MI% Required for LTVs of 90% and Below)				

## MISCELLANEOUS

<b>POWER OF ATTORNEY</b>	Permitted on closing docs only (not application or initial disclosures). Must be specific to transaction. Not eligible for : Cash Out Transactions, Properties Held in Trust, Non-Arms Length Transactions.
<b>NON ARMS LENGTH</b>	If borrower has any affiliation or relationship with seller, Appraisal Waiver not permitted.   POA Not Permitted. New Construction Second Homes & New Construction Investment Properties are not Permitted   No Flips (180 days)
<b>INCAPACITATED BORROWERS</b>	<b>Physically Incapacitated Only</b> - Legal Review required at Brws Expense. Legal review will determine requirements for signing. <b>Mentally Incapacitated / Memory Issues</b> - Signer must have legal conservatorship or guardianship over brws finances and property. Living trust / durable POA are NOT OK without court order granting Conservatorship. Legal Review Req'd at Brw's Expense.
<b>INCAPACITATED TITLE HOLDERS (Non-Borrowing)</b>	Durable Power of Attorney or Living Trust Granting Property Rights + Evidence the Incapacitation clause is in effect. Legal Review Required at Borrower's Expense.
<b>BUYERS AGENT COMMISSION</b>	Sellers may pay the Buyer's Agent Commission. This does not count toward Interested Party Contribution Limits.
<b>SELLER'S CREDIT LIMITATIONS</b>	Seller Credits which exceed IPC limits must be deducted from Sales Price & then the loan amount lowered to keep the same LTV. Seller Credits cannot exceed actual closing costs & prepaids. If seller credit exceeds borrower costs, excess will be removed from Closing Disclosure (Cannot be used for Principal Reduction). May be used to prepay HOA up to 12 months.
<b>EXCESS LENDER CREDIT</b>	If Lender Credit exceeds actual amount of allowable closing costs & prepaids, the rate must be reduced to minimize the excess credit. The remaining excess lender credit up to \$1500 may be used to principal reduce the loan.
<b>FLORIDA CONDO INSPECTION</b>	Florida Condos 3 Stories & Higher must be in compliance with the milestone inspection requirements. Any deficient elements must have been repaired/remediated and the the safety/soundness of the deficient element be resolved prior to closing.
<b>CALIFORNIA BALCONY BILL</b>	Condos must be in compliance with SB326. Wood Balconies, Stairs, Railings, etc must complete their inspection and be up to code according to the timetable outlined in the law.
<b>ADDRESS HISTORY</b>	All addresses shown on credit report, any income documents, or asset statements in the most recent 24 months must be either listed on the 1003 or addressed via a letter of explanation from the borrower.
<b>MAX FINANCED PROPERTIES</b>	Primary Residence Transactions - No Limit   2nd Home & Investment Transactions - 10 Max

