

**Wholesale**  
**Nationstar FHA Matrix**



7/6/2011

Purchase <sup>(7)</sup>								
Owner Occupied		Max Loan Amt <sup>(31)</sup>	Maximum		Min FICO <sup>(13)</sup>	MAX D/R <sup>(17)</sup> (front/back)	Mortgage History	Ch 7 discharge
			LTV <sup>(23)</sup> <sup>(24)</sup>					
Primary	1-2 unit	see county limit chart	96.50%	620	38% / 50%	0 x 60	over 2 yrs	
						last 12 mos		
						0 x 30		
						last 90 days		
Primary	3-4 unit	see county limit chart	85.00%	620	31% / 43%	0 x 30	over 2 yrs	

Rate/ Term Refi								
Owner Occupied		Max Loan Amt <sup>(31)</sup>	Maximum		Min FICO <sup>(13)</sup>	MAX D/R <sup>(17)</sup> (front/back)	Mortgage History	Ch 7 discharge
			LTV <sup>(23)</sup>	CLTV				
Primary	1-2 unit	see county limit chart	97.75%	97.75%	620	38% / 50%	0 x 60	over 2 yrs
							last 12 mos	
							0 x 30	
						last 90 days		
Primary	3-4 unit	see county limit chart	85.00%	97.75%	620	31% / 43%	0 x 30	over 2 yrs

Cashout Refinance (Not allowed in Texas) <sup>(21)</sup>								
Owner Occupied		Max Loan Amt <sup>(31)</sup>	Maximum		Min FICO <sup>(13)</sup>	MAX D/R <sup>(17)</sup> (front/back)	Mortgage History (last 12 mos)	Ch 7 discharge
			LTV	CLTV				
Primary	1-2 unit	see county limit chart	85%	85%	620	38% / 50%	0 x 30	over 2 yrs

85%

Collateral	
1	<b>Condos</b> Must be FHA-approved condominium complex-51% occupancy required- must have HO6 policy.
2	<b>Land Contracts</b> Six months seasoning requirements-proof of payments required. Rate/term only. Use lesser of purchase price or appraised value for FMV.
3	<b>Listed For Sale</b> Properties listed for sale in the past 6 months are ineligible
4	<b>Seasoning</b> Resales within 90 days where FMV exceeds Purchase price by ≥ 20% are not eligible for financing.
5	<b>Ineligible Collateral</b> Mobile homes, co-ops, commercial or industrial zoned properties, mixed-use, working farms, and/or any other ineligible property as defined
6	<b>Rent Loss Income</b> 6 mos of coverage required if subject is an investment or 2-4 unit owner occupied dwelling and rent from subject is being used to qualify the loan.
7	<b>HUD REO</b> <ul style="list-style-type: none"> <li>• Hud Properties offered for sale as Insurable, Insurable with Repair Escrow ≤ \$5k are eligible. Properties marketed as Uninsurable and 203(k) financing are ineligible.</li> <li>• Closing Agent must provide CPL or E&amp;O insurance.</li> <li>• \$100 down incentive is designated by the assigned M&amp;M Contractor and must be indicated on purchase and sales contract (form HUD 9548).</li> <li>• For 203(b) repair escrow see OASIS → Repair Improvement Escrow Holdback Policy, HUD Owned Properties with FHA Repair Escrows.</li> </ul>
8	<b>3 - 4 Unit</b> 3-4 Unit - PITI may not exceed 75% of gross rents for all units per appraisal. Non occupant co-borrowers not allowed. 3 months reserves required

Credit	
9	<b>Bankruptcy</b> Ch 7 discharged for 24 mos. Discharged Ch 13 requires 12 month satisfactory pay history. Consumer counseling services must be paid in full prior to closing.
10	<b>Collections/Chargeoffs</b> No pay off required unless they affect lien position or required by findings.
11	<b>Judgements/Liens</b> Outstanding judgements and liens must be paid- exceptions for 12 mos repayment plan with subordination agreement.
12	<b>Foreclosure</b> Must be >3yrs from date of trustee's deed or FHA claim (CAIVRS-if applicable).
13	<b>FICO</b> Use the lowest FICO (middle of 3; lower of 2) for all borrowers. Min 1 FICO required.
14	<b>Minimum Payment</b> 5% of balance for revolving accounts.
15	<b>Mortgage/Rental History</b> Full 12 month history required; 0x60 in 12mos.on rate term, 0x30 on cashout. 3-4 Unit must have 12 mo history 0x30.
16	<b>Other Requirements</b> NSF activity, private mortgage lates, delinquent CAIVRS, LDP or GSA findings, mortgage lates not reporting on the credit bureau, significant
Income / Assets	
17	<b>Debt Ratio</b> 38% / 50% max DTI (Exceptions over 38%/50% requires management approval.
18	<b>Non-Taxable Income</b> Nontaxable Social Security, Pension, Workers Comp and Disability Retirement income may be grossed up 25% provided continuation for minimum 3 yrs and nontaxable is verified via tax returns. If more than 50% of total income is nontaxable, maximum DTI is 45%. Grossup on other types of nontaxable income and DTI up to 50% will be considered on an exception basis. UW Mgr. approval required.
19	<b>Non Purchasing Spouse</b> Credit report required in community property states. Credit is not considered. Debts must be added to DTI Ratio.
20	<b>Documentation/4506T</b> Full income documentation loans only unless reduced documentation allowed per DU/LP findings; DU/LP stipulations are acceptable (must have paystub, W2(s), Tax Return(s), 1099(s) or combination thereof. In addition, IRS Form 4506T must be executed on all loans prior to closing. Credit documentation is valid for 120 days. Credit Bureau expiration date per AUS findings.
21	<b>Minimum Reserves</b> Not required unless specified by findings, except 3-4 Units must have 3 mos reserves-can not be a gift. Reduce verified reserves/assets by the amount of up front closing fees customer paid by credit card. (ie: appl. fee, appraisal fee, etc.)
22	<b>Non Occupant coborrower</b> May not be added in order to qualify for the new mortgage on cash-out or 3-4 Units.
23	<b>Subordinate Financing/ CLTV's</b> <b>Rate/Term</b> - 97.75% max CLTV for re-subordination of any existing subordinate financing. New subordinate financing and modified subordinate liens are allowed. <b>Cash-out Refi</b> - 85% Max CLTV only re-subordinations of existing subordinate financing allowed.

Purchase Money	
24	<b>Buyer Contribution</b> Minimum investment of 3.50% required. HUD REO 3.5% or amount indicated on Line 4 of Sales Contract.
25	<b>Seller Contribution</b> Max 6% must include contributions by all interested parties. HUD REO 3% or indicated on Line 5 of Sales Contract.

Products	
26	<b>Minimum Loan Amt</b> Loans < \$50,000 require VP of UW approval.
27	<b>Maximum Loan Amt</b> See Matrix above
28	<b>Cashout</b> Maximum \$500 on Rate/Term Refinance (not allowed in Texas). \$200,000 max on cashout refinances.
29	<b>Texas 50 (a)(6)</b> TX Home Equity [Sec. 50(6)a loans] not available
30	<b>Second appraisal</b> Required only on properties that violate FHA flipping guidelines.
31	<b>15 Yr &amp; 20 Yr Term</b> Maximum loan amount is \$417,000.
32	<b>Loan Terms Available</b> <b>Product Codes:</b> HUD REO 15yr = 837, 20yr = 839, 30yr = 838

NOTE: All matrix requirements must be met regardless of Total Scorecard Findings