

Fannie Mae HomePath Fixed Rate

This matrix is intended as an aid to help determine whether a property/loan qualifies for certain Fannie Mae offered programs. It is not intended as a replacement for Fannie Mae guidelines. Users are expected to know and comply with Fannie Mae's requirements.

NOTE: This HomePath matrix includes overlays which may be **more or less restrictive** than Fannie Mae's typical requirements. A thorough reading of this matrix is recommended.

Program Qualifications

- Eligible loans are conforming and high balance purchase loans receiving DU Version 9.0 or later Approve/Eligible findings
- Eligible properties must be owned by Fannie Mae (as a result of foreclosure or other similar action such as deed-in-lieu of foreclosure), sold by Fannie Mae to the borrower(s), and designated by Fannie Mae as eligible for a HomePath Mortgage.
- Files must be documented with the appropriate pages printed from www.homepath.com showing that the property was eligible for HomePath financing.

Maximum Loan Amount

Conforming Maximum Loan Amounts		
Units	Continental US	Alaska & Hawaii
1	\$417,000	\$625,500
2	\$533,850	\$800,775
3	\$645,300	\$967,950
4	\$801,950	\$1,202,925

High-Cost Area (High Balance) Loan Amounts				
Units	Continental US		Alaska & Hawaii	
	Minimum Loan Amount	Permanent High-Cost	Minimum Loan Amount	Permanent High Cost
1	\$417,001	\$625,500	\$625,501	\$938,250
2	\$533,851	\$800,775	\$800,776	\$1,201,150
3	\$645,301	\$967,950	\$967,951	\$1,451,925
4	\$801,951	\$1,202,925	\$1,202,926	\$1,804,375

Permanent High Cost contains the maximum potential loan limits for designated high-cost areas. Actual loan limits are established for each county (or equivalent) and the loan limits for specific high-cost areas may be lower. The original balance of a Mortgage must not exceed the maximum loan limit for the specific areas in which the Mortgage Premises is located. For specific loan limits for each high cost area, as released by the Federal Housing Finance Agency visit <http://www.fhfa.gov/Default.aspx?Page=185>

Eligibility Matrix Loan Amount & LTV Limitations

- Any references to LTV ratios include LTV, CLTV, and HCLTV ratios, unless otherwise noted.
- The Matrices may not include all eligibility criteria applicable to the subject transaction (e.g., maximum loan term).
 - Use Matrix 1 for **Conforming Fixed Rate** Loan Amounts
 - Use Matrix 2 for **High Balance Fixed Rate** Loan Amounts
 - Use Matrix 3 for **Conforming Loan Amounts for 5-10 financed properties**
 - Use Matrix 4 for **High Balance Loan Amounts for 5-10 financed properties**

Matrix 1

Eligibility Requirements for **Conforming Fixed Rate** Loan Amounts
Primary Residence, Second Home and Investment
(See Matrix 3 for Conforming loans with 5-10 financed properties)

Conforming Loan Limits					
Fixed Rate					
Primary Residence					
Units	LTV w/o Sec Fin	LTV w/Sec Fin	CLTV w/Sec Fin	Max HCLTV	Credit Score
1	97% only for DU Version 9.0 or prior Approve/Eligible only	97% only for DU Version 9.0 or prior Approve/Eligible only	97% only for DU Version 9.0 or prior Approve/Eligible only	97% only for DU Version 9.0 or prior Approve/Eligible only	660
1	95%	95%	95%	95%	660
1	80%	80%	80%	80%	620
2	85%	85%	85%	85%	660

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2	80%	80%	80%	80%	620
3-4	75%	75%	75%	75%	620
Second Homes					
1	90%	90%	90%	90%	660
1	80%	80%	80%	80%	620
Investment Property					
1	90%	90%	90%	90%	660
1	80%	80%	80%	80%	620
2	80%	80%	80%	80%	620
3-4	75%	75%	75%	75%	620

Footnotes

1. Florida condominiums are eligible.
2. HCLTV (HELOC CLTV) = first lien balance + total HELOC amount (funded plus unfunded portion) ÷ the lesser of the appraised value or sales price (if applicable).
3. **Loans with LTV > 95% with DU 9.0 approval must be locked on or before June 10, 2014, and funded no later than June 25, 2014.**

Matrix 2

Eligibility Requirements for **High Balance Fixed Rate** Loan Amounts
Primary Residence, Second Home and Investment

(See Matrix 4 for High Balance loans with 5-10 financed properties when subject is 2nd Home or Investment)

High Balance Loan Limits					
Fixed Rate					
Primary Residence					
Units	LTV w/o Sec Fin	LTV w/Sec Fin	CLTV w/Sec Fin	Max HCLTV	Credit Score
1	90%	90%	90%	90%	660
1	80%	80%	80%	80%	620
2-4	75%	75%	75%	75%	620
Second Homes					
1	65%	65%	65%	65%	620
Investment Property					
1-4	65%	65%	65%	65%	620

Footnotes

1. Florida condominiums are eligible.
2. HCLTV (HELOC CLTV) = first lien balance + total HELOC amount (funded plus unfunded portion) ÷ the lesser of the appraised value or sales price (if applicable).

Matrix 3

Conforming Loan Amounts
5 to 10 financed properties

Subject is Second Home or Investment Property

Conforming Loan Limits					
Fixed Rate					
Second Homes					
Units	LTV w/o Sec Fin	LTV w/Sec Fin	CLTV w/Sec Fin	Max HCLTV	Credit Score
1	75%	75%	75%	75%	720
Investment Property					
1-4	75%	75%	75%	75%	720

Footnotes

1. Florida condominiums are eligible.
2. HCLTV (HELOC CLTV) = first lien balance + total HELOC amount (funded plus unfunded portion) ÷ the lesser of the appraised value or sales price (if applicable).

Matrix 4

High Balance Loan Amounts
5 to 10 financed properties

Subject is Second Home or Investment Property

High Balance Loan Limits					
Fixed Rate					
Second Homes					
Units	LTV w/o Sec Fin	LTV w/Sec Fin	CLTV w/Sec Fin	Max HCLTV	Credit Score
1	65%	65%	65%	65%	720

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Investment Property					
1-4	65%	65%	65%	65%	720

Footnotes

- 1 Florida condominiums are eligible.
- 2 HCLTV (HELOC CLTV) = first lien balance + total HELOC amount (funded plus unfunded portion) ÷ the lesser of the appraised value or sales price (if applicable).

Product Description

- Fixed Rate 10, 15, 20 and 30 years – Conforming loan amounts
- Fixed Rate 20 and 30 years – High Balance loan amounts
- Fully Amortizing

Product Codes

Standard Conforming Loan Amounts

Years	Product Code
10 Year	CF10HP Conv FRM10
15 Year	CF15HP Conv FRM15
20 Year	CF20HP Conv FRM20
30 Year	CF30HP Conv FRM30

High Balance Conforming Loan Amounts

Years	Product Code
20 Year	CF20HPPH Hi Bal FRM20 HiBal
30 Year	CF30HPPH Hi Bal FRM30 HiBal

Eligibility Requirements

Appraisal Requirements	<p>No appraisal is required.</p> <p>The sales price of the property (as evidenced by the sales contract between Fannie Mae and the buyer/borrower) will be used as the property value for purposes of loan delivery and for determining the LTV/CLTV/HCLTV. Lender is not required to represent and warrant the value or condition of the property</p> <p>If the borrower, at its option, chooses to obtain an appraisal, then:</p> <ul style="list-style-type: none"> • The borrower must order the appraisal from an appraiser selected by the borrower (and not one recommended by Lender), and the appraisal must be paid for by the borrower outside of the loan transaction • Lender must not request a copy of the appraisal, but if one is provided by the borrower then it must be included in the loan file with a note that the appraisal was ordered by the borrower outside of the loan transaction and was not reviewed or approved by the Lender • The property value shown on the appraisal will not impact the LTV calculation • Lender must inform the borrower that the purpose of the borrower-ordered appraisal and its contents are for the use and information of the borrower only, and will not be considered for purposes of the loan transaction <p>Fannie Mae requires delivery of property data such as the number of bedrooms and year built on the HomePath product. Since the HomePath product does not require an appraisal, it will be necessary to print out the property information containing the number of bedrooms and year built and rental income, if required, from Fannie Mae's HomePath website: www.homepath.com</p> <p>This information (the property data) must be in the loan file when submitting to Impac for underwriting. If the information is not available on the HomePath website, alternative documentation such as the comparable rent schedule may be required to comply with this requirement.</p>
Assets	<p><u>Borrower Investment</u></p> <p>No minimum borrower investment required for:</p> <ul style="list-style-type: none"> • 1-unit Primary Residence <ul style="list-style-type: none"> ○ Conforming ≤ 97% (DU 9.0 or prior approval); 95% (DU 9.1 or later approval) ○ High Balance ≤ 80% • 2-4 units Primary Residence ≤ 80%

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	<ul style="list-style-type: none"> • Second Homes ≤ 80% • Gifts are acceptable <p>5% investment from borrowers own funds required for the following</p> <ul style="list-style-type: none"> • 2-4 unit Primary Residence > 80% • High Balance Primary Residence > 80% • Second Homes > 80% • Gifts are permitted once the minimum borrower investment is met <p>Entire investment from borrowers own funds required for the following:</p> <ul style="list-style-type: none"> • All investment properties • Gifts are not permitted <p>Reserves</p> <p>Primary Residence</p> <ul style="list-style-type: none"> • Follow DU • Additional reserves may be required if: <ul style="list-style-type: none"> ○ The borrower's primary residence is for sale, but will not close before the Note Date of the mortgage on the new primary residence ○ The borrower is converting their primary residence to a second home or investment property ○ Proposed rent is being used for income <p>Second Homes</p> <ul style="list-style-type: none"> • Follow DU for the subject property and 2 months PITIA for each additional financed second home or investment property <p>Investment Properties</p> <ul style="list-style-type: none"> • Follow DU for the subject property and 2 months PITIA for each additional financed second home or investment property <p>Seller Contributions (Interested Party Contributions, IPC's)</p> <p>Primary Residence</p> <ul style="list-style-type: none"> • 6% for LTV/CLTV > 75% • 9% for LTV/CLTV ≤ 75% <p>Second Homes</p> <ul style="list-style-type: none"> • 3% for LTV/CLTV > 90% • 6% for LTV/CLTV > 75% ≤ 90% • 9% for LTV/CLTV ≤ 75% <p>Investment Properties</p> <ul style="list-style-type: none"> • 2% at all LTV/CLTV's
Assumptions	Not Permitted
Borrower Eligibility	<p>Eligible</p> <ul style="list-style-type: none"> • US Citizen • Permanent resident alien • Inter Vivos Revocable Trust <ul style="list-style-type: none"> • Note: A Power of Attorney is not allowed on properties held in a trust. <p>Ineligible</p> <ul style="list-style-type: none"> • Foreign Nationals • Non-permanent resident alien
Co-borrowers	<p>DU Approve/Eligible</p> <ul style="list-style-type: none"> • Ratios determined by DU • Non-occupant co-borrower eligible per DU
Credit	<p>DU Approve/Eligible findings only</p> <ul style="list-style-type: none"> • Refer to <i>Loan Amount and LTV Limitations</i> for minimum credit score requirements • Housing (Mortgage/Rental) Payment History (PITIA) is inclusive of all liens regardless of position, as well as all occupancy types. <ul style="list-style-type: none"> • Mortgage history evaluated by DU • Mortgage/Rental Delinquencies – Loans are ineligible with one or more mortgage/rental delinquencies of 60, 90, 120, 150 days or greater reported within 12 months of the date of the credit report. • <i>Borrowers with 5 – 10 Financed Properties</i> (when Second Home or Investment Property is the Subject)

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	<ul style="list-style-type: none"> • Bankruptcy or Foreclosure – The borrower cannot have any history of bankruptcy or foreclosure within the past 7 years. • Mortgage Delinquencies– The borrower cannot have any delinquencies, 30-day or greater, within the past 12 months on any mortgage loans. <p><u>Disputed Credit Report Tradelines</u></p> <ul style="list-style-type: none"> • When DU identifies a disputed tradeline and that tradeline was not included in the credit risk assessment, the lender must obtain a new credit report with the tradeline no longer reported as disputed and resubmit the loan casefile to DU. <ul style="list-style-type: none"> • Impac does not manually underwrite conventional loans so there is no “manual underwrite” solution. • If DU does not issue the disputed tradeline message, the lender is only required to ensure the payment for the tradeline, if any, is included in the total expense ratio if the account belongs to the borrower. <p><u>Credit Scores</u> – All borrowers must have at least two credit scores</p> <p><u>Waiting Periods after Significant Derogatory Credit Events</u> The waiting period commences on the completion, discharge or dismissal date (as applicable) of the derogatory credit event and ends on the application date of the new loan. Impac follows standard FNMA Waiting Period Requirements <u>at a minimum</u>. Reduced waiting periods “with Extenuating Circumstances” are not allowed. Read the below list of derogatory credit for defining events and waiting periods. If there is a conflict the greater waiting period will apply.</p> <p>The significance of derogatory information has already been considered by automated underwriting, except in the case of a short sale. If a borrower experienced a short sale, underwriter must manually apply the short sale guidelines below.</p> <p><u>Bankruptcy – Excluding Chapter 13</u> 4 years waiting period from discharge/dismissal</p> <p><u>Bankruptcy – Chapter 13</u> 2 years waiting period from discharge 4 years waiting period from dismissal</p> <p><u>Multiple Bankruptcy Filings</u> 5 years waiting period from discharge or dismissal if > 1 bankruptcy in history After 7 years, maximum financing is allowed.</p> <p><u>Foreclosure</u> Any repossession or payment equal to or greater than 120 days will be considered a foreclosure. Requires 7 years recovery time.</p> <p><u>Pre-Foreclosure Sale, Short Sale, Deed-in-Lieu</u> Requires 2 years waiting time up to 80% LTV/CLTV Requires 4 years waiting time up to 90% LTV/CLTV After 7 years maximum financing is allowed</p> <p><u>Prior Restructured Loans (including short pay off loans)</u> If there were any prior mortgage delinquencies, requires 4 years waiting period Without any prior mortgage delinquencies, follow DU</p> <p>Judgments, garnishments and liens must be paid off at or prior to closing. Documentation of the satisfaction must be provided. Accounts that are past due (and not yet reported as a collection account) must be brought current. Satisfaction of tax liens may be a condition of loan approval. When the credit report or the title report show federal, state or local tax liens, a letter of explanation and proof that the lien is paid are required. No payment plans or subordination is allowed.</p> <p>Verification of sufficient funds to satisfy these obligations must be documented.</p> <p>Collection or charged-off accounts and repossessions may not have to be paid off at or prior to closing.</p> <p>Desktop Underwriter:</p> <ul style="list-style-type: none"> • 1-Unit Primary Residence: Pay off is not required • All Other loans: Follow DU findings
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	<p>Ineligible</p> <ul style="list-style-type: none"> Manual Underwriting 														
Documentation	<p>Document the file with the appropriate pages printed from www.homepath.com showing that the property was eligible for HomePath financing.</p> <p><u>Form 4506-T</u></p> <ul style="list-style-type: none"> Must be signed and processed prior to closing and A new form signed at closing 														
Escrow Waivers	<p>Property tax and insurance escrows may be waived for all occupancies when LTV ≤ 80% except:</p> <ul style="list-style-type: none"> California: ≤ 90% LTV New Mexico: <80% Primary Residence only 														
Financing Types	Purchase Mortgages only														
Geographic Locations/Restrictions, as applicable	<p>Eligible states are as follows:</p> <ul style="list-style-type: none"> Wholesale: AK, AL, AR, AZ, CA, CO, CT, DC, FL, GA, IA, ID, IL, IN, KS, KY, LA, MD, MI, MN, MS, MT, NC, ND, NE, NV, OK, OR, SC, SD, TN, TX, UT, VA, WA, WI, WV* (see restriction) <p>*West Virginia is ineligible state for the HomePath product due to state regulations requiring an appraisal.</p> <p>Additional restrictions as follows: Texas Cash-out 50(a)(6) is ineligible State specific regulatory requirements supersede all underwriting guidelines set forth by Impac.</p>														
Income	<p>Evaluated per DU and Fannie Mae guidelines with the following restrictions:</p> <ul style="list-style-type: none"> Stand-alone VOE (Verification of Employment) is ineligible. VOE must be accompanied by pay stub or pay stub and W-2 At minimum a paystub and W-2 is required <p>Self-Employed History – Borrower must have been self-employed for a minimum of 24 months regardless of documentation requirements</p> <p>The following employment and income documentation requirements will be issued with DU Version 9.0:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Income Type</th> <th style="text-align: left;">DU Documentation</th> </tr> </thead> <tbody> <tr> <td>Base Pay (salary or hourly)</td> <td>Paystub + W-2 covering most recent year</td> </tr> <tr> <td>Bonus, Overtime, and Commission < 25%</td> <td>Paystub +W-2s covering most recent two-year period</td> </tr> <tr> <td>Commission ≥ 25%</td> <td>Paystub, W-2s, and personal tax returns covering most recent two-year period</td> </tr> <tr> <td>Self-Employment</td> <td>Personal and business tax returns covering most recent two year period</td> </tr> <tr> <td>Second Job, not self-employed</td> <td>Paystub + W-2s covering most recent two-year period</td> </tr> <tr> <td>Second Job, self-employed</td> <td>Personal and business tax returns covering most recent two-year period</td> </tr> </tbody> </table> <p><u>Alimony and Child Support Documentation Requirements</u> A minimum of six months of documented receipt of income will be required for alimony and child support income for all DU Version 9.0 loan case files.</p> <p>With DU Version 9.0 the following income types will be added to the DU Online Loan Application. These must be indicated as such in DU so that DU issues the appropriate message(s) specific to how each income type will need to be documented, as specified in the FNMA Selling Guide:</p> <ul style="list-style-type: none"> Capital Gains Employment-Related Assets Foreign Income Royalty Payment Seasonal Income Temporary Leave Tip Income <p>4506-T must be executed for all borrowers regardless of income type and is required upfront and at closing.</p>	Income Type	DU Documentation	Base Pay (salary or hourly)	Paystub + W-2 covering most recent year	Bonus, Overtime, and Commission < 25%	Paystub +W-2s covering most recent two-year period	Commission ≥ 25%	Paystub, W-2s, and personal tax returns covering most recent two-year period	Self-Employment	Personal and business tax returns covering most recent two year period	Second Job, not self-employed	Paystub + W-2s covering most recent two-year period	Second Job, self-employed	Personal and business tax returns covering most recent two-year period
Income Type	DU Documentation														
Base Pay (salary or hourly)	Paystub + W-2 covering most recent year														
Bonus, Overtime, and Commission < 25%	Paystub +W-2s covering most recent two-year period														
Commission ≥ 25%	Paystub, W-2s, and personal tax returns covering most recent two-year period														
Self-Employment	Personal and business tax returns covering most recent two year period														
Second Job, not self-employed	Paystub + W-2s covering most recent two-year period														
Second Job, self-employed	Personal and business tax returns covering most recent two-year period														

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<p>Limitations on Other Real Estate Owned</p>	<p><u>Multiple Loans to the Same Borrower</u></p> <ul style="list-style-type: none"> Maximum 20% concentration in any one project or subdivision Impac will provide financing for up to 4 financed properties for one borrower, including the subject property, or a total of \$2 million in financing for one borrower, whichever is less. <p><u>Primary Residence</u> If the subject property is a primary residence:</p> <ul style="list-style-type: none"> Borrower may have an unlimited number of financed properties with multiple different lenders. Maximum 4 financed properties (including the subject property) <u>with Impac</u> or \$2 million <u>with Impac</u>, whichever is less <p><u>Second Homes & Investment Properties</u> If the subject property is a Second Home or Investment Property:</p> <ul style="list-style-type: none"> Maximum 10 financed properties (including the subject property) total, with any other lender(s). Maximum 4 financed properties (including the subject property) <u>with Impac</u> or \$2 million <u>with Impac</u>, whichever is less <p><u>Ownership Defined</u></p> <ul style="list-style-type: none"> Partial or joint ownership is considered the same as total ownership in the property Ownership applies to financed properties owned by the borrower, including any properties the borrower owns outside of the United States A borrower who is obligated on a mortgage, regardless of whether they hold title to the property is included in this limitation These limitations apply to the total number of all financed properties, not to the number of mortgages on the property. <p><u>Ownership of the following types of property is excluded from the financed property limitation</u></p> <ul style="list-style-type: none"> Commercial real estate Multi-family properties consisting of more than 4 dwelling units Joint or total ownership of a property that is held in the name of a corporation or S-corporation, so long as financing is in the name of the corporation or S-corporation Ownership in a timeshare Ownership of vacant (residential) lot Ownership of a manufactured home on a leasehold estate not titled as real property <p>New multiple loans must be underwritten simultaneously</p> <p>NOTE: DU is not able to determine the exact number of financed properties the borrower owns or is obligated on, but does issue a message on second home and investment property transactions when the borrower appears to have other financed properties. The lender must apply the eligibility and underwriting requirements, including reserves, manually to investment property and second home transactions that are underwritten through DU.</p>		
<p>Loan Amount</p>	<p>Minimum Conforming Loan Amount: \$35,000</p>		
<p>Manufactured Home Criteria</p>	<p>The following table contains overlays, clarifications, and additions to existing guidelines regarding manufactured homes. The loan must meet the HomePath guidelines plus the additional MFH specific items within FNMA guidelines and below.</p> <table border="1" data-bbox="431 1486 1516 1885"> <tr> <td data-bbox="431 1486 727 1885"> <p>Documentation</p> </td> <td data-bbox="734 1486 1516 1885"> <p>Evidence of surrender of certificate of title or that no certificate was issued, refer to individual state requirements.</p> <ul style="list-style-type: none"> Confirm property is legally classified and taxed as real property, on a permanent foundation, and owner owns both land and MFH ALTA Endorsement 7, 7.1, or 7.2 or any other endorsement required for manufactured homes to be treated as real property Deed of Trust (or other security instrument) must include a comprehensive description of the manufactured home and the land in the property description section or on a separate attached rider. The description must include the serial or VIN number for each unit/section; make, model, size, and any other information required by applicable law to definitively identify the manufactured home. Affidavit of Affixture/Affixation – Borrower and Lender must sign and notarize acknowledging their mutual intent that the manufactured home be a permanent part of the real property securing the mortgage. The affidavit should be recorded and must be retained in the loan file. Failure to </td> </tr> </table>	<p>Documentation</p>	<p>Evidence of surrender of certificate of title or that no certificate was issued, refer to individual state requirements.</p> <ul style="list-style-type: none"> Confirm property is legally classified and taxed as real property, on a permanent foundation, and owner owns both land and MFH ALTA Endorsement 7, 7.1, or 7.2 or any other endorsement required for manufactured homes to be treated as real property Deed of Trust (or other security instrument) must include a comprehensive description of the manufactured home and the land in the property description section or on a separate attached rider. The description must include the serial or VIN number for each unit/section; make, model, size, and any other information required by applicable law to definitively identify the manufactured home. Affidavit of Affixture/Affixation – Borrower and Lender must sign and notarize acknowledging their mutual intent that the manufactured home be a permanent part of the real property securing the mortgage. The affidavit should be recorded and must be retained in the loan file. Failure to
<p>Documentation</p>	<p>Evidence of surrender of certificate of title or that no certificate was issued, refer to individual state requirements.</p> <ul style="list-style-type: none"> Confirm property is legally classified and taxed as real property, on a permanent foundation, and owner owns both land and MFH ALTA Endorsement 7, 7.1, or 7.2 or any other endorsement required for manufactured homes to be treated as real property Deed of Trust (or other security instrument) must include a comprehensive description of the manufactured home and the land in the property description section or on a separate attached rider. The description must include the serial or VIN number for each unit/section; make, model, size, and any other information required by applicable law to definitively identify the manufactured home. Affidavit of Affixture/Affixation – Borrower and Lender must sign and notarize acknowledging their mutual intent that the manufactured home be a permanent part of the real property securing the mortgage. The affidavit should be recorded and must be retained in the loan file. Failure to 		


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		<p>include the Affidavit of Affixture in the loan file may result in the loan being ineligible for delivery to Fannie Mae.</p> <ul style="list-style-type: none"> Limited Power of Attorney pertaining to title issues and foreclosure must be signed with closing documents
	MFH Property Requirements	<p>Minimum 12 feet wide and 600 square feet of gross living area Multi-width only, no single wide The land where the manufactured home rests must be fee simple The MFH must be a one-unit dwelling legally classified as real property The towing hitch, wheels, and axles must be removed The MFH must assume the same characteristics of a site-built housing The MFH must have sufficient square footage and room dimensions to be acceptable to purchasers in the subject market area The MFH must be located on an all-weather accessible road</p> <p>The MFH must have been built in compliance with Federal Manufactured Home Construction and Safety Standards that were established June 15, 1976 as amended and in force at the time the home is manufactured, and additional requirements that appear in HUD regulations at 24 C.F.R. Part 3280 as evidenced by:</p> <ul style="list-style-type: none"> HUD Data Plate/Compliance Certificate – A paper document located on the interior of the subject property that contains, among other things, the manufacturer’s name and trade/model number. In addition the data plate includes pertinent information about the unit including a list of factory-installed equipment; and HUD Certification Label (sometimes referred to as a HUD “seal” or “tag”) – A metal plate located on the exterior of each section of the home <p>The MFH must be attached to a permanent foundation system The MFH must be permanently connected to the septic or sewage system The MFH must be permanently connected to all necessary utilities (water, electricity, gas service, etc.) The MFH must not have been installed or occupied previously at any other location or site (re-siting) The MFH must not have any additions or structural modifications to the original structure</p> <ul style="list-style-type: none"> This includes additional room count or additional living area square footage or penetrations through the shell of the property <p>Typical porches and decks installed at time of siting, as well as adjacent carports and garages are allowed.</p>
	Occupancy	Primary Residence or Second Home Only No investment property
	Restrictions	<ul style="list-style-type: none"> The following are ineligible: <ul style="list-style-type: none"> Non-traditional credit ARMs High Balance loans Re-siting of manufactured home Single Width manufactured home Manufactured home in condominium project Manufactured home on leasehold MFH properties within SFHA (Special Flood Hazard Area) or any property that requires flood insurance
Mortgage Insurance	Not required	
Occupancy	Primary Residence Second Homes Investment Properties	
Prepayment Penalty	None	
Property Types	See Underwriting for required dual logo identifier for acceptable properties.	

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	<p>Eligible properties must be owned by Fannie Mae (as a result of foreclosure or other similar action such as deed-in-lieu of foreclosure), sold by Fannie Mae to the borrower(s), and designated by Fannie Mae as eligible for a HomePath Mortgage. Document the file with the appropriate pages printed from www.HomePath.com showing that the property was eligible for HomePath financing.</p> <p>Eligible property types</p> <ul style="list-style-type: none"> • 1-4 units • Modular Pre-Cut/Panelized Housing • Manufactured Housing (see separate <i>Manufactured Home Criteria</i> section) • PUDs <ul style="list-style-type: none"> ○ Project review not required ○ Detached – No project insurance requirements ○ Attached <ul style="list-style-type: none"> ▪ Project consists of common buildings <ul style="list-style-type: none"> • \$1,000,000 liability coverage minimum per occurrence, and • Insured on 100% of its replacement cost ▪ Project has no common buildings <ul style="list-style-type: none"> • \$1,000,000 liability coverage minimum per occurrence ○ Verify the existence of fidelity insurance coverage • Leasehold Estates (See FNMA B2-3-03) <ul style="list-style-type: none"> ○ The term of the leasehold estate must run for at least five years beyond the maturity date of the mortgage, unless fee simple title will vest at an earlier date in the borrower or a homeowners' association. • Condo <ul style="list-style-type: none"> ○ Project review not required; however, documentation must be provided verifying subject project is not a Condo Hotel ○ Detached <ul style="list-style-type: none"> ▪ Unit consists of the entire structure and site and air space <ul style="list-style-type: none"> • Hazard coverage for a single family detached dwelling, and • Insured on 100% replacement cost, or ▪ Unit consists only of air space for the unit and improvements <ul style="list-style-type: none"> • \$1,000,000 liability coverage minimum per occurrence ○ Attached <ul style="list-style-type: none"> ▪ \$1,000,000 liability coverage minimum per occurrence, and ▪ Insured on 100% of its replacement cost ○ Verify the existence of fidelity insurance coverage <p>Ineligible</p> <ul style="list-style-type: none"> • Condo Hotels • Co-ops • 2-4 unit properties in PUDs • New Construction (any loan with the purpose of new construction or construction to perm (CTP) that is under construction at time of application. End loans on newly built homes are not included) • The following additional property types are ineligible: Assisted Living Projects, Builder Model Leaseback, Commercial Properties, Houseboats, Industrial Properties, Mobile Homes, Multi-family dwelling containing more than four units, Properties not suitable for year-round occupancy, Properties with resale restrictions, Property without full utilities installed to meet all local health and safety standards, Residential property (e.g., stick built) with a permanently affixed manufactured home on the same property, Time Share Unit/Project, Unimproved Land, Working Farm, Ranch, or Orchard. <p><u>Project Type Codes for HomePath Mortgages where no project review is performed:</u></p> <ul style="list-style-type: none"> • V – Condominium • E – PUD • G – Property is not located in a condo project, co-op project, or PUD.
<p>Qualifying Rate and Ratios</p>	<p>Qualifying Rate</p> <ul style="list-style-type: none"> • Fixed Rate - Qualify at note rate. <p>Ratios</p> <ul style="list-style-type: none"> • DU Approve/Eligible loans – Ratios evaluated by DU to a maximum of 50% DTI
<p>Secondary Financing</p>	<p>Permitted. See <i>Eligibility Matrix Loan Amount & LTV Limitations</i> above. Down Payment Assistance Program (DPA) ineligible</p> <p><u>Eligible subordinate financing:</u></p> <ul style="list-style-type: none"> • Requires interest at a market rate

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	<ul style="list-style-type: none"> • Mortgage cannot have a maturity date or a balloon or call provision of less than five years from the Note date of the new mortgage, unless the junior lien is fully amortizing • Monthly payments on subordinate financing must be included in housing and debt ratio analysis • Scheduled payments under the secondary financing must be due on a regular, monthly basis <p><u>Ineligible subordinate financing:</u></p> <ul style="list-style-type: none"> • Tax and judgment liens • Subordinate mortgages subject to an interest rate buy down plan • Subordinate mortgages that allow negative amortization • Subordinate mortgages that have wraparound terms • Subordinate mortgages through a Community Second Mortgage/Down Payment Assistance Program • Subordinate mortgages that have a prepayment penalty except when the following apply: <ul style="list-style-type: none"> ○ The subordinate lien is a home equity line of credit ○ A prepayment penalty, or flat fee, closure or early termination fee (not associated with a “no closing cost” option) does not exceed \$500 <p>HELOCs or closed-end second mortgages that pay for some or all of the closing costs with terms that allow the lender to recoup the closing costs paid on behalf of the borrower if the HELOC or second mortgage pays off early, are not defined as a prepayment penalty and are acceptable for the purpose of subordinate financing.</p>
Special Feature Codes	<p>Refer to the DU Findings to identify the applicable Special Feature codes</p> <p>057 – HomePath Mortgage</p> <p>214 – DU not run through investor</p>
Temporary Buydown	<p>Not permitted</p>
Underwriting	<p>Impac does not participate in the HomePath Renovation Mortgage Financing Product.</p>  <p>Eligible properties on HomePath.com will display the <u>dual logo</u> above. Impac will only participate in HomePath Mortgage. Impac does not participate in the HomePath Renovation Mortgage, which allows for repairs to be financed or escrowed.</p> <p>The file must be documented with the appropriate HomePath listing pages printed from www.HomePath.com showing that the property was eligible for HomePath financing.</p> <p>Properties with the above dual logo are eligible for special financing that includes:</p> <ul style="list-style-type: none"> • Low down payment and flexible mortgage terms • Down payment (at least 3%) can be funded by borrower’s own savings or a gift • No appraisal required • No mortgage insurance • Expanded seller contributions for closing costs allowed • Available for primary residences, second homes, and investment properties <p>Underwriting through DU is required DU Approve/Eligible is required</p> <p>“Ineligible” recommendations are permitted if the only reason for ineligibility is:</p> <ul style="list-style-type: none"> • LTV greater than 85% for non-interest-only fixed rate mortgages secured by 1-unit investment properties; or • LTV greater than 75% for non-interest-only fixed rate mortgages secured by 2-unit investment properties <p>The following DU messages may be disregarded, provided that the loan complies with all HomePath Mortgage requirements:</p> <ul style="list-style-type: none"> • Any message relating to a fixed rate mortgage for a 1-unit investment property receiving an “Ineligible” recommendation due to an LTV/CLTV/HCLTV greater than 85% (per above); • Any message relating to a fixed rate mortgage for a 2-unit investment property receiving an “Ineligible” recommendation due to an LTV/CLTV/HCLTV greater than 75% (per above); • Any message relating to amount of MI required; • Any message that says the maximum allowable interested-party contribution has been exceeded on principal residence or second home with LTV > 90%;

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- Any message related to the level of fieldwork recommendation
- Any message that says the property value estimate appears to have an excessive rate of appreciation based on analysis on a recent sale.

Must use documentation levels issued by DU, except for the level of fieldwork recommendation, and except where more stringent requirements exist within these guidelines.

Note: HomePath Mortgages must NOT be submitted to DU as MyCommunity Mortgages.

DU Approve/Eligible

- 4506T must be processed prior to closing.
- A new 4506-T is required to be signed with closing docs package as well as at application even when the form has been processed

Verification of Funds for 30-Day Charge Accounts

Underwriter must document that the borrower has sufficient funds to cover the unpaid balance of all 30-day charge accounts.

5-10 Properties with DU Approve/Eligible and the following.

Type of Property Ownership	Property Subject to Limitations?
Joint ownership of residential real estate. (This is considered to be the same as total ownership of an individual property.) NOTE: Other properties owned or financed jointly by the borrower and co-borrower are only counted once.	Yes
Ownership of commercial real estate	No
Ownership of a multifamily property consisting of more than four dwelling units.	No
Joint or total ownership of a property that is held in the name of a corporation or S-corporation, even if the borrower is the owner of the corporation and the financing is in the name of the corporation or S-corporation.	No
Joint or total ownership of a property that is held in the name of a corporation or S-corporation, even if the borrower is the owner of the corporation; however, the financing is in the name of the borrower.	Yes
Ownership in a timeshare.	No
Obligation on a mortgage debt for a residential property (regardless of whether or not the borrower is an owner of the property).	Yes
Ownership of a vacant (residential) lot.	No
Joint or total ownership of a property that is held in the name of a limited liability company (LLC) or partnership.	Yes
Ownership of a manufactured home and the land on which it is situated that is titled as real property.	Yes
Ownership of a manufactured home on a leasehold estate not titled as real property (chattel lien on the home).	No

Loans with LTV > 95% with DU 9.0 approval must be locked on or before June 10, 2014, and funded no later than June 25, 2014.

Ineligible

- Manual underwriting

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