

For loans with a DU®/Loan Product Advisor® response as follows:

- » DU Approve/Eligible or Loan Product Advisor Accept/Eligible
- » DU Approve/Ineligible or Loan Product Advisor Accept/Ineligible for:
 - LTVs 95.01% - 97%, where the ineligibility is due only to the LTV
 - ARMs with an initial fixed term ≥ 5 years, where the ineligibility is due only to the ARM plan/type

The following Essent overlays apply:

- » Manufactured Housing and 3-4 Unit properties are ineligible
- » Debt-to-Income Ratio: DTI $>45\%$, Min. 700 FICO required; DTI $\leq 45\%$, per DU/Loan Product Advisor approval

| LOAN PURPOSE | PROPERTY TYPE | MAX. LOAN AMOUNT | MAX. LTV/CLTV | MIN. FICO |
|--|---------------------------|----------------------------|---------------|-----------|
| PRIMARY RESIDENCE | | | | |
| Purchase or Rate/Term Refinance | Single Family/Condo/Co-op | Base Conforming Loan Limit | 97/105* | 620 |
| | | FHFA Max | 95 | |
| | 2-unit | Base Conforming Loan Limit | 95/105* | |
| | | FHFA Max | 85 | |
| Construction-to-Permanent | Single Family/Condo | Base Conforming Loan Limit | 97 | 720 |
| | | FHFA Max | 95 | 620 |
| SECOND HOME | | | | |
| Purchase or Rate/Term Refinance | Single Family/Condo/Co-op | FHFA Max | 90 | 620 |
| Construction-to-Permanent | Single Family/Condo | | | |
| INVESTMENT PROPERTY (6 Months PITI Reserves Required) | | | | |
| Purchase or Rate/Term Refinance | Single Family/Condo | FHFA Max | 85 | 720 |

*Subordinate financing must meet Fannie Mae Community Seconds® or Freddie Mac Affordable Seconds® requirements.

Base Conforming Loan Limit denotes the currently effective general loan limits as specified by the FHFA for the contiguous United States, AK and HI.

FHFA Max denotes the greater of the currently effective Base Conforming Loan Limit or the county-specific loan limit as specified by the FHFA for designated high cost areas.

NOTE: The minimum income/asset documentation requirements as per the DU/Loan Product Advisor findings/feedback are permitted. All DU findings and Loan Product Advisor feedback certificate conditions must be satisfied and the DU/Loan Product Advisor decision must be present in the file. Loans with lender-negotiated guideline waivers/variances are deemed to be outside of Agency Selling Guide requirements and are thus ineligible.

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Mortgage Insurance provided by Essent Guaranty, Inc.

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