

## HomeReady® Mortgage

Designed for creditworthy low- to moderate-income borrowers, with expanded eligibility for financing homes in low-income communities. HomeReady lets you lend with confidence while expanding access to credit and supporting sustainable homeownership. Key features include:

- Affordable, conventional financing with cancellable mortgage insurance (restrictions apply)
- Up to 97% loan-to-value (LTV) financing and flexible sources of funds
- Innovative underwriting flexibilities that expand access to credit responsibly



		1-Unit	2- to 4-Units
Eligibility	Loan Purpose	Purchase or Limited Cash-out Refinance (LCOR)	
	Occupancy and Property Type	1-unit principal residence, including eligible condos, co-ops, PUDs, and manufactured housing	2- to 4-unit principal residence ( <i>no</i> condos, co-ops, or manufactured housing)
	Manufactured Housing	In accordance with standard MH guidelines (Desktop Underwriter® [DU®] required; max 95% LTV/CLTV; FRMs or 7/1 and 10/1 ARMs only; no buydowns)	Not applicable
	HomeStyle® Renovation	In accordance with standard HomeStyle Renovation guidelines (special lender approval; max LTVs/CLTVs per HomeStyle Renovation guidelines)	
	Borrower Income Limits	<ul style="list-style-type: none"> <li>• No income limits in low-income census tracts</li> <li>• 100% of area median income (AMI) for all other properties</li> </ul>	
	Minimum Borrower Contribution (own funds)	\$0	\$0 for LTV/CLTV/HCLTV of 80% or less; 3% for LTV /CLTV/HCLTV > 80%
		3% required if sweat equity is being used	
Acceptable Sources of Funds for Down Payment and Closing Costs	Gifts, grants, and Community Seconds®. Cash-on-hand for 1-unit properties only. Any eligible loan may have more than one Community Seconds (i.e., third lien) up to the maximum 105% CLTV (see <a href="#">Community Seconds fact sheet</a> ). Sweat equity is acceptable in accordance with the <i>Selling Guide</i> .		

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		1-Unit	2- to 4-Units
Eligibility (continued)	Product	10-, 15-, 20-, or 30-year fixed-rate mortgages (FRMs) 5/1 (2/2/5 and 2/2/6 caps only), 7/1, and 10/1 adjustable-rate mortgages (ARMs)	
	Maximum LTV/CLTV and Subordinate Financing	CLTV up to 105% with eligible Community Seconds (Refer to <a href="#">Eligibility Matrix</a> for details) Other subordinate financing per the <i>Selling Guide</i>	
		Purchase: • DU Only – 97% (FRM) • DU and manual underwriting to 95% (FRM); 90% (ARM) LCOR: DU and manual underwriting: 95% FRM; 90% (ARM)	Purchase or LCOR: 2-unit: 85% FRM, 75% ARM 3- to 4-unit: 75% FRM only
	Ownership of Other Property	Occupant and non-occupant borrower(s) may have an ownership interest in other residential property at the time of closing.	
	Non-Occupant Borrowers	Non-occupant borrowers permitted to maximum 95% LTV in DU; 90% LTV manual with max 43% DTI for occupying borrower. Income considered as part of qualifying income and subject to income limits.	
	Interest Rate Buydowns	3-2-1 and 2-1 buydown structures permitted	
Mortgage Insurance (MI) Coverage and Financed MI	<ul style="list-style-type: none"> <li>• 25% MI coverage for LTVs 90.01–97%</li> <li>• Standard MI coverage for LTVs of 90% or less</li> </ul> MI may be financed up to the maximum LTV for the transaction, including the financed MI (Minimum MI Coverage Option may be used with additional LLPA; the HomeReady LLPA waiver or cap does not apply).		
Underwriting	Desktop Underwriter® (DU)	<ul style="list-style-type: none"> <li>• Based on the census tract and borrower income, DU will notify users when a loan casefile appears to be eligible for HomeReady but the lender has not underwritten the loan casefile as HomeReady. Resubmit the loan casefile as a HomeReady loan to obtain the appropriate HomeReady messaging. The Additional Data screen field will allow the lender to enter census tract information if DU is unable to geocode the property address.</li> <li>• DU recommendation of Approve/Eligible required. DU will determine qualifying ratios and reserves.</li> <li>• May be eligible in DU if at least one borrower has traditional credit and contributes more than 50% of qualifying income.</li> </ul>	
	Manual Underwriting (Limited waiver of representations and warranties does not apply. LTVs >95% not eligible for manual underwriting.)	Use manual underwriting if (1) the DU recommendation is other than Approve/Eligible, or (2) there is not at least one borrower with a traditional credit history. Benchmark qualifying ratio follows Fannie Mae standard <i>Selling Guide</i> ( <a href="#">Section B3-6-02</a> ) for manual underwriting.	
		<b>Representative minimum credit scores for manual underwriting</b> (Minimum could be higher for certain reserves and debt-to-income ratios; see the <a href="#">Eligibility Matrix</a> )	
		620 or higher, per the <a href="#">Eligibility Matrix</a>	640 or higher, per the <a href="#">Eligibility Matrix</a>



		1-Unit	2- to 4-Units	
Underwriting (continued)		<b>Reserves for manual underwriting</b>		
		Minimum none or up to 6 months, per the <a href="#">Eligibility Matrix</a> (based on credit score, DTI ratio, and FRM or ARM)	Minimum none or up to 12 months, per the <a href="#">Eligibility Matrix</a> (based on credit score, DTI ratio, and FRM or ARM)	
	Manual Underwriting, Exceptions to Minimum Credit Score Requirements	<ul style="list-style-type: none"> <li>Borrowers with nontraditional credit are eligible. In addition, up to 30% of qualifying income may come from a borrower for whom no traditional or nontraditional credit profile can be established.</li> <li>If the borrower has a credit score below the minimum required as a result of an insufficient traditional credit history (“thin files”) as documented by reason codes on the credit report, the lender may supplement the thin file with an acceptable nontraditional credit profile. SFC 818 must be used to identify loans with supplemented thin files (for manually underwritten loans only).</li> <li>If a borrower has a credit score below the minimum required, but not as a result of a thin file, the lender may not establish a nontraditional credit profile to supplement the borrower’s traditional credit history.</li> <li>If the borrower’s credit history was heavily influenced by credit deficiencies that were the result of documented extenuating circumstances, the minimum credit score requirement must be met (per the Eligibility Matrix), or the credit score must be no less than 620.</li> </ul>	Not eligible	
	Other Income	Boarder income (relatives or non-relatives): Up to 30% of qualifying income; documentation for at least 9 of the most recent 12 months (averaged over 12 months) and documentation of shared residency for the past 12 months.	Not eligible	
		Accessory dwelling units: Rental income may be considered in qualifying the borrower per rental income guidelines.	Rental income may be used as qualifying income per rental income guidelines.	
Non-Borrower Household Income	Permitted as a compensating factor in DU only to allow a debt-to-income (DTI) ratio >45%, up to 50% (non-borrower income is not considered qualifying income and is not applied to income limits). The following additional requirements apply: <ul style="list-style-type: none"> <li>Non-borrower household income must total at least 30% of the total monthly qualifying income being used by the borrower(s). (Note: Income from more than one non-borrower household member may be considered.)</li> <li>Non-borrower household members may be relatives or non-relatives.</li> </ul>			

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Homeownership Education		<ul style="list-style-type: none"> <li>• Non-borrower household income must be documented in accordance with standard <i>Selling Guide</i> policy based on the income type.</li> <li>• Non-borrowers must sign a statement of intent to reside with the borrower for a minimum of 12 months. (See optional <a href="#">Fannie Mae Form 1019</a>.)</li> <li>• The income must be reflected in DU as an Other Income type of “Non-Borrower Household Income.” This income will not be included as qualifying income, and will not impact the DTI ratio used in the risk assessment or be displayed on the DU Underwriting Findings report.</li> </ul>	
	Pre-purchase Homeownership Education	<ul style="list-style-type: none"> <li>• At least one borrower on each HomeReady purchase mortgage must do <b>one</b> of the following prior to the note date:               <ul style="list-style-type: none"> <li>▪ complete the <a href="#">Framework homeownership education course</a> (\$75 fee paid by the borrower to Framework); or</li> <li>▪ receive pre-purchase housing advising from a HUD-approved nonprofit housing counseling agency (as evidenced by a signed <i>Certificate of Completion of Pre-purchase Housing Counseling</i> (Form 1017)); or</li> <li>▪ complete a homeownership education course required by a Community Seconds or Down Payment Assistance Program that is provided by a HUD-approved agency, if the HomeReady loan involves a Community Seconds or down payment assistance program.</li> </ul> </li> <li>• Lenders may choose to provide a credit against closing costs for the \$75 Framework fee in accordance with <i>Selling Guide</i> <a href="#">section B3-4.1-02</a> (Lender Incentives for Borrowers).</li> <li>• Homeownership education certificate must be retained in the mortgage file.</li> </ul>	
	Post-Purchase Support	To support sustainability, borrowers who complete the Framework course will have access to post-purchase homeownership support through Framework’s homeownership advisor service.	
	Special Borrower Considerations for Online Homeownership Education	Framework’s online education may not be appropriate for all potential home buyers. The presence of a disability, lack of Internet access, and other issues may indicate that a consumer is better served through other education modes (e.g., in-person classroom education, telephone conference call, etc.). In these situations, consumers should be directed to Framework’s toll-free customer service line, from which they can be directed to a HUD-approved counseling agency that can meet their needs. The counseling agency that handles the referral must provide a certificate of completion, and the lender must retain a copy of the certificate in the loan file.	
	Previous Home-Buyer Education	In lieu of the Framework course, Fannie Mae will allow lenders to accept a certificate of pre-purchase education/counseling from a HUD-approved counseling agency dated within the previous six months before the loan application date and before September 30, 2016.	



		1-Unit	2- to 4-Units
Pricing, Committing, Execution, Delivery, and Servicing	Loan-Level Price Adjustments (LLPAs)	Standard risk-based LLPAs waived with an LTV above 80% <i>and</i> a representative credit score equal to or greater than 680; for loans outside of these parameters, standard LLPAs apply (per the <a href="#">LLPA matrix</a> ) with a cap of 1.50%. (The Minimum MI Coverage Option LLPA is not waived or considered toward the cap if that option is used.)	
	Whole Loan Pricing/Committing	View live whole loan pricing and make commitments in Fannie Mae’s whole loan committing application	
	MBS Pricing and Committing	Lender base guaranty fee per MBS contract	
	Execution	Commingle with non-HomeReady loans in whole loan commitments and MBS pools	
	Delivery Data	Special Feature Code 900 required; set ULDD Sort ID 238 – LoanAffordableIndicator – to “True,” for any mortgage where the borrower completes homeownership education through Framework or housing counseling through a HUD-approved agency, and set ULDD Sort ID 576 to “HUD Approved Counseling Agency.” If the borrower completed the Framework online course, set ULDD Sort ID 578 to “HomeStudy”; if the borrower completed counseling through a HUD-approved agency, set ULDD Sort ID 578 to “Individual.”	
	Servicing	HomeReady loans are serviced under the requirements for all other Fannie Mae non-government conventional mortgage loans. In June 2016, Fannie Mae updated its servicing policies to eliminate requirements unique to community lending mortgage loans.	

**Learn more**

Find more resources at [fanniemae.com/singlefamily/homeready](http://fanniemae.com/singlefamily/homeready)

