



FANNIEMAE/ FREDDIE MAC Overlay Matrices

Conforming / High Balance / HomeReady® / HomePossible®

FNMA & FHLMC Standard Conforming and High Balance

Occupancy	Purchase & Limited Cash Out Refinance					Cash Out Refinance		
	Property Type	Max LTV/CLTV/HCLTV				Property Type	Max LTV/CLTV/HCLTV	
		Fixed Rate		ARM			Fixed Rate	ARM
		Purch	Ltd C/O	Purch	Ltd C/O			
Principal Residence	SFR/PUD/ CONDO	97% *	97% *	95%	95%	SFR/PUD/ CONDO	80%	80%
	2 Units	85%	85%	85%	85%	2 Units	75%	75%
	3-4 Units	75%	75%	75%	75%	3-4 Units	75%	75%
Second Home	SFR/PUD/ CONDO	90%	90%	90%	90%	SFR/PUD/ CONDO	75%	75%
Investment Property	SFR/PUD/ CONDO	85%	75%	85%	75%	SFR/PUD/ CONDO	75%	75%
	2-4 Units	75%	75%	75%	75%	2-4 Units	70%	70%
	1-4 Unit LTD C/O	75%	75%	75%	75%			

* Max LTV 95% for High Balance Loans





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Fannie Mae HomeReady®

Occupancy & Property Type	Purchase			Limited Cash Out Refinance		
	Product	Max LTV/CLTV/HCLTV		Product	Max LTV/CLTV/HCLTV	
		Single Lien	With DPA 2nd		Single Lien	With 2nd
Principal Residence SFR / PUD / CONDO	Conforming	95.01 – 97%	97% / 105%	Conforming	95.01 – 97%+	105% / 105%
	High Balance	95%	95% / 105%	High Balance	95%	95% / 95%
Principal Residence 2 Units	Conforming	85%	N/A	Conforming	85%	N/A
Principal Residence 3-4 Units		75%	N/A		75%	N/A

† Loan must be currently owned by Fannie Mae.

Freddie Mac HomePossible®

Occupancy & Property Type	Purchase			No Cash Out Refinance		
	Product	Max LTV/CLTV/HCLTV		Product	Max LTV/CLTV/HCLTV	
		Single Lien	With DPA 2nd		Single Lien	With 2nd
Principal Residence SFR / PUD / CONDO	Conforming	95.01 – 97%	97% / 105%	Conforming	95.01 – 97%	97% / 105%
	Super Conforming	95%	95% / 105%	Super Conforming	95%	95% / 105%
Principal Residence 2-4 Units	Conforming	95%	N/A	Conforming	95%	N/A





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[home_possible_factsheet.pdf \(freddiemac.com\)](#) ; overlays on subsequent pages apply.

2023 Conforming Loan Limits (1-4 Units)

Units	General Limits	High-Cost Limits
1	\$726,200	\$1,089,300
2	\$929,850	\$1,394,775
3	\$1,123,900	\$1,685,850
4	\$1,396,800	\$2,095,200





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Topic	Overlay	FNMA	FHLMC
Basic Guidelines	Overlays in this matrix apply to FNMA (Fannie Mae) and FHLMC (Freddie Mac) conforming guidelines. Refer to Fannie Mae Selling or Freddie Mac Single-Family Seller/Service Guide PDF and their eligibility matrices for additional guidance. Information in this matrix is subject to change without notice.	✓	✓
Amended Tax Returns	Accepted for the following amendment reasons: <ul style="list-style-type: none"> • Amended for clerical items only (i.e., modifying a prior ITIN number to a newly issued SSN) • Amended for income-related items, under the following conditions: <ul style="list-style-type: none"> • Amended at least thirty (30) days before mortgage application taken • Amendment shows on transcripts (stamped returns not acceptable) • Documentation supplied to support the increase, including but not limited to: <ul style="list-style-type: none"> • 1099 or W2 showing missed/updated income • Canceled Checks or Bank Statements showing missed/updated rental income 	✓	✓
Assets	<ul style="list-style-type: none"> • Bank Statements must show account activity for a full two (2) month period. • Internet Statements, obtained from financial institution's website, must contain same information found on a standard bank statement. • VOD as stand-alone document not permitted unless obtained from a Third-Party Vendor. 	✓	✓
Condominiums	FHLMC Condo Project Advisor not allowed. <ul style="list-style-type: none"> • FNMA PERS Approved condos are eligible • Leasehold not permitted. • Minimum square footage: 600 Sq Ft 	✓	✓





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Credit	All borrowers must have at least one (1) valid credit score to be eligible for an 'Approved' recommendation (by DU or LPA). Extenuating circumstances are not allowed for Bankruptcy or Foreclosure.	✓	✓
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Topic	Overlay	FNMA	FHLMC
Electronic Signatures/eSigning	<ul style="list-style-type: none"> eSigning is allowed for most documents. eSigning is not allowed for: <ul style="list-style-type: none"> Note Note Rider(s) Notice of Right to Cancel Security Instrument Security Instrument Rider(s) 	✓	✓
Family-Owned Business	Two years tax returns are required regardless of AUS (DU or LPA) recommendation.	✓	✓
Hazard Insurance	Two years tax returns are required regardless of AUS (DU or LPA) recommendation.	✓	
Ineligible Programs - FNMA	<ul style="list-style-type: none"> Community Land Trusts High-LTV Refinance HomePath®, HomeStyle® HomeReady® with Reduced Mortgage Insurance Option Land Trusts Native American Lands PACE Obligations attached to property 	✓	
Ineligible Programs – FHLMC	<ul style="list-style-type: none"> A- Risk Grade Enhanced Relief Refinance HomeOne® Program HomePossible® ARMs and Manual Underwrites HomePossible® Reduced Mortgage Insurance Option Manufactured Homes Native American Lands PACE Obligations attached to property Renovation Mortgages 		✓





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Ineligible Properties	<ul style="list-style-type: none"> • Co-Ops • Indian Leased Land • Property Flip of Non-Arm's Length Transaction • Solar Panels that affect first lien position 	✓	✓
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Topic	Overlay	FNMA	FHLMC
Minimum Loan Amount	\$75,000	✓	✓
Mortgage Credit Certificate (MCC)	Not permitted	✓	✓
Mortgage Insurance (MI): Reduced	Reduced MI coverage amounts provided by agency AUS decision or standard guidelines are ineligible.	✓	✓
Multiple Loans to One Borrower	<ul style="list-style-type: none"> • BOM allows up to eight (8) properties for one borrower, including the subject property, or a total of \$2M in financing, whichever is less. • Maximum of 20% ownership concentration in any one project or subdivision. 	✓	✓
Non-Arm's Length Transaction	Property Inspection Waiver (PIW) is not allowed.	✓	✓
Non-Permanent Resident Aliens	These borrowers accepted under the following conditions: <ul style="list-style-type: none"> • Acceptable Visa evidence (such as E-1, H-1B, H-2B, H-3, L1G Series, O-1) provided • Borrower eligible to work in the U.S., as evidenced by EAD issued by the USCIS • Borrower has valid Social Security Number (SSN) • Borrower satisfies the same requirements, terms, and conditions as those for U.S. citizen • Diplomatic Immunity: Borrowers with Diplomatic Immunity ineligible 	✓	✓
Power of Attorney (POA)	A POA may not be eSigned and must be specific to the transaction.	✓	✓





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Property Inspection Waiver (PIW)	Not allowed with Non-Arm's Length Transactions.	✓	✓
Social Security Number (SSN)	All borrowers must have a valid SSN.	✓	✓
Tax Transcripts	Required when tax returns are used to qualify borrower income	✓	✓
Underwriting Method	Manual Underwriting not allowed. All loans must receive AUS approval: FNMA: DU Approve/Eligible or FHLMC: LPA Accept/Eligible	✓	✓
Unpaid Federal Tax Debt	<ul style="list-style-type: none"> • BOM considers all unpaid tax debt from prior years as delinquent, even if lien has not been filed; one monthly payment is required • Borrower with delinquent Federal Tax Debt is ineligible NOTE: Record of Account can be used in lieu of canceled check or proof of electronic payment.	✓	✓

