

Conventional Overlay Matrix

Chapter	Topic	Overlay
<i>Requirements & Restrictions</i>	Available Terms	Adjustable Rate (ARM): 5/1, 7/1 LIBOR (30 year term)
	Maximum Number of Borrowers	MMI does not allow any greater than 4 borrowers on a single loan
	AUS Requirements	DU Findings (version 9.3 or 10.0) reflecting Approve/Eligible. Recommendations of Refer or loans otherwise requiring manual underwriting are ineligible.
<i>Collateral</i>	Ineligible Property Types	Properties exhibiting commercial/industrial use
		Title held as Leasehold
		CoOps
		Properties vested in Life Estates
		Land Trusts
		Mobile / manufactured homes
	Properties on repaired sinkholes or with sinkhole activity	
UAD Rating	Condition Ratings of C5 and C6 are unacceptable Quality Rating of Q6 is unacceptable	
Condo Project Approval	MMI does not offer PERS (Project Eligibility Review Service) as a condo project approval option	
Condos	New construction condos, newly converted condos, and non-warrantable condos are ineligible.	
Condo Conversions	Conversion projects must be 3 years since conversion (determined by recording date on master deed) and meet GSE definition of an Established Project	
<i>Credit</i>	Minimum Score	Minimum 620 mid score required Borrowers with no score are not eligible.
	Hardship Modifications	Purchases: a previous hardship modification does not render a borrower ineligible for financing; however, preforeclosure seasoning requirements must be met
	Departure Residence	If the borrower's current primary residence is pending sale, but the transaction will not close with title transfer to the new owner prior to the subject transaction, and the borrower is purchasing a new principal residence, both the current PITIA and the proposed PITIA must be used in qualifying the borrower for the new mortgage loan unless the home is being sold under an employment relocation program
<i>Income</i>	Ineligible Income Sources	Projected earnings are ineligible for qualifying income
	4506T	Tax Return Verifications will be processed on all loans

Chapter

Topic

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<i>Assets</i>	Retirement Accounts	Liquidation of stocks/bonds/mutual funds (retirement accounts) must be documented when using for funds to close
<i>Refinances</i>	Max Cash Out	Max cash in hand on a cash out refinance is \$250,000 (if < 680 score) // Unlimited (if ≥ 680 score)
	Student Loan Cash Out Refi	Fannie Mae's student loan cash out refinance loan is ineligible
	PACE/HERO Loans	PACE loans are required to be paid off, and cannot remain outstanding after closing.
<i>Private Mortgage Insurance (PMI)</i>	Coverage Restrictions	Reduced coverage not permitted
		Borrower-paid single premium cannot be financed
	Credit Score	Split premium not available
		Minimum 660 mid score required for LPMI
<i>General Provisions</i>	Identity Documentation	All borrowers must have a valid SSN. Individual Tax Identification Numbers (ITINs) are not permitted.
	Exposure	Maximum 4 loans to an individual borrower with MiMutual
<i>ARMs</i>	Available Terms	5/1 and 7/1 ARM available (30 year term)
<i>DU Refi Plus</i>	Available Terms	10, 15, 20, 25, 30 year fixed rate. ARMs ineligible
	Collateral	No manufactured homes or CoOps
	Mortgage Insurance	Only loans that do not require mortgage insurance are eligible
	Underwriting	Must be AUS approved. Manual underwriting not permitted
<i>Repair Escrows</i>	Amount of Repairs	Minimum: \$500 Maximum: \$5,000 on existing construction
	Eligible Repairs	Minor conditions or deferred maintenance items may be remedied. Any items that affect the safety, soundness, or structural integrity of the property are ineligible.
<i>High Balance</i>	Term	10, 15, 20, 30 year fixed rate. 5/1 and 7/1 ARMs available
	DTI	Max back end ratio 45%
	Credit Score	Minimum 660 required
	Underwriting	Must be AUS approved. Manual underwriting not permitted
<i>HomeReady</i>	Eligible Terms	10, 15, 20, 30 year fixed rate. 5/1 and 7/1 ARMs available
	MI	Standard Coverage only
	Minimum Score	Minimum 640 is required
	Collateral	CoOps and manufactured homes are not eligible
	Underwriting	Must be AUS approved. Manual underwriting not permitted