Arc Home Correspondent Freddie Mac Conforming Fixed Rate

	Product Name		Amortization Terms		
Product Description	30 Year Fixed Rate FHLMC Conventional		21-30 Years		
	20 Year Fixed Rate FHLMC Conventional		16-20 Years		
	15 Year Fixed Rate FHLMC Conventional		11-15 Years		
	10 Year Fixed Rate FHLMC Conver		10 Years		
Qualifying	Qualify at Note Rate				
Rate & Ratios	Max DTI as determined by Loan Product Advisor				
Types of	Purchase Money				
Financing	Rate and Term Refi				
	Cash Out Refi				
	 Arc Home will permit a maximum of three (3) delayed financing transactions per 				
	Borrower Tours 50(s) (Learne and a provided to the Colline Co				
	• Texas 50(a)6 loans are permitted per <u>Freddie Mac Selling Guide, Chapter 4301.7</u>				
	NY Consolidation, Extension & Modification Agreement (CEMA) loans are permitted for fully delegated loans only.				
Maximum	fully delegated loans only Maximum loan limits vary by county. The base loan amount cannot exceed the FHFA				
Loan Amount	baseline conforming limit.				
LTV	Sacomic Comorning mine.				
Limitations	Primary Residence				
	LTV Limitations	# of Un	its LTV/CLTV/HCLTV		
	Purchase and Limited Cash Out Refinance	1	95%/95%/95%		
		2	85%/85%85%		
		3-4	80%/80%/80%		
	Cash Out Refinance	1	80%/80%/80%		
		2-4	75%/75%/75%		
	Cooperation				
	Second Home LTV Limitations # of Units LTV/CLTV/HCLTV				
	Purchase and Limited Cash Out	# or On 1			
	Refinance	1	90%/90%/90%		
	Cash Out Refinance	1	75%/75%/75%		
	Investment Property				
	LTV Limitations	# of Un	its LTV/CLTV/HCLTV		
	Purchase and Limited Cash Out Refinance	1	85%85%/85%		
		2-4	75%/75%/75%		
	Cash Out Refinance	1	75%/75%/75%		
		2-4	70%/70%70%		
HPML/HPCT	HPML loans are eligible. Loans must be originated to meet definition of a Safe Harbor or Rebuttable Presumption Mortgage Loan under the Qualified Mortgage Rule.				



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Types 1.4 Unit Single Family Residences (SFR) PUDs Freddie Mac warrantable condominiums Ineligible Property Types Manufactured Homes Co-op's Condo Hotels Timeshares Properties in C5 or C6 condition Primary Residence 2ºº Home Investment Property Investment Property Investment Property In Missouri, Arc Home may only fund fully delegated loans. Assumptions NA Samptions NA In California, not permitted with LTV's over 80% In California, not permitted with LTV's over 90% None All loans must score Accept on Loan Product Advisor Manual underwrites are not permitted See Freddie Mac Seller Guide Topic 5100 Non-traditional credit is not permitted All Borrowers must have a FICO score As determined Loan Product Advisor Non-traditional credit is not permitted Non-traditio	Property	Eligible Property Types		
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