## Arc Home Correspondent Freddie Mac Home Possible Fixed Rate

	Produc	ct Name	Amortization Terms
30 Year Fixed Rate FHLMC Home Possible			21-30 Years
20 Year Fixed Rate FHLMC Home Possible			16-20 Years
15 Year Fixed Rate FHLMC Home Possible			10-15 Years
10 Year Fixed Rate FHLMC Home Possible			10 Years
30 Year Fixed Rate FHLMC Home Possible Super Conforming			16-30 Years
15 Year Fixed Rate FHLMC Home Possible Super Conforming			11-15 Years
<ul> <li>Qualify at the Note Rate</li> <li>As determined by LPA</li> </ul>			
Purchase Money			
Maximum loan limits vary by county. The base loan amount cannot exceed the FHFA conforming limit.			
		•	
LTV Limitations			LTV/TLTV/HTLTV Super Conforming
Purchase and Limited Cash-	1	97%/97%/97%*	95%/ 95%/95%*
	2	95%/95%/95%*	85%/85%/85%
Out Remarke	3-4	95%/95%/95%*	80%/80%/80%
*A TLTV up to 105% is permitted when secondary financing is an Affordable Second			
Eligible Property Types  1-4 Unit Single Family Residence (SFR)  Freddie Mac warrantable condos  PUDs Ineligible Property Types  Manufactured Homes  Co-op's  Condo Hotels  Timeshares  Properties in C5 or C6 condition  Primary Residence Only			
<ul><li>Co-op's</li><li>Condo Hotels</li><li>Timeshares</li></ul>			
	20 Year  15 Year  10 Year  30 Year Fixed Rate  15 Year Fixed Rate  Qualify at the As determined Purchase Mon Rate and Term  Maximum loan limit conforming limit.  LTV Limitations  Purchase and Limited Cash- Out Refinance  *A TLTV up to 105  Eligible Property 1-4 Unit Single Freddie Mac well PUDs Ineligible Property	30 Year Fixed Rate FH 20 Year Fixed Rate FH 15 Year Fixed Rate FH 10 Year Fixed Rate FH 30 Year Fixed Rate FHLMC Hol 15 Year Fixed Rate FHLMC Hol • Qualify at the Note Rate • As determined by LPA • Purchase Money • Rate and Term Refi  Maximum loan limits vary by coconforming limit.  LTV Limitations # of Units  1 Purchase and Limited Cash-Out Refinance 3-4  *A TLTV up to 105% is permitted Eligible Property Types • 1-4 Unit Single Family Resident Freddie Mac warrantable coloners.	20 Year Fixed Rate FHLMC Home Possible  15 Year Fixed Rate FHLMC Home Possible  10 Year Fixed Rate FHLMC Home Possible  30 Year Fixed Rate FHLMC Home Possible Super Conforming  15 Year Fixed Rate FHLMC Home Possible Super Conforming  • Qualify at the Note Rate • As determined by LPA • Purchase Money • Rate and Term Refi  Maximum loan limits vary by county. The base loan amount caconforming limit.  Primary Residence  LTV Limitations  # of LTV/TLTV/HTLTV Standard Balance  1 97%/97%/97%*  Purchase and Limited 2 95%/95%/95%*  Purchase and Limited 2 95%/95%/95%*  *A TLTV up to 105% is permitted when secondary financing is  Eligible Property Types • 1-4 Unit Single Family Residence (SFR) • Freddie Mac warrantable condos • PUDs Ineligible Property Types



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Assumptions  Assumptions  Escrow Waivers  Not permitted  In California, not permitted on LTV's over 80%  In California, not permitted on LTV's over 90%  Prepayment Penalty  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.  Underwriting  LPA risk classification of Accept. LPA must confirm Home Possible eligibility. Refer to Freddie Mac Seller Guide Section 4501.8 for underwriting requirements Manual Underwriting is not permitted.  Refer to Freddie Mac Seller Guide Section 4501.7 for Borrower Eligibility  Homeownership Education  Refer to Freddie Mac Seller Guide Section 4501.7 for Borrower Eligibility  Income/ Employment  Qualifying Credit Credit acceptability is determined by Loan Product Advisor Non-traditional credit is not permitted All Borrowers must have a FICO score  Assets  Petermined by AUS Refer to Chapter 4501.10 for Freddie Mac Selling Guide Borrower contribution requirements, reserves and sources of funds for Home Possible Mortgages Sweat equity and cash on hand are not permitted  Mortgage Insurance  MI Providers – Refer to Correspondent Seller's Guide for approved providers	Geographic	
Escrow Waivers  Not permitted on LTV's over 80% In California, not permitted on LTV's over 90%  Prepayment Penalty 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.  LPA risk classification of Accept. LPA must confirm Home Possible eligibility. Refer to Freddie Mac Seller Guide Section 4501.8 for underwriting requirements Manual Underwriting is not permitted.  Borrower Eligibility Homeownership Education  Refer to Freddie Mac Seller Guide Section 4501.7 for Borrower Eligibility  Homeownership education is required; refer to Freddie Mac Seller Guide Section 4501.12  Income/ Employment  Qualifying Credit Score  Refer to Freddie Mac Seller Guide Section 4501.9  Credit acceptability is determined by Loan Product Advisor Non-traditional credit is not permitted All Borrowers must have a FICO score  Assets  Determined by AUS Refer to Chapter 4501.10 for Freddie Mac Selling Guide Borrower contribution requirements, reserves and sources of funds for Home Possible Mortgages Sweat equity and cash on hand are not permitted  Mortgage Insurance  Mortgage Insurance  Problem All Borrowers and sources of funds for Home Possible Mortgages Sweat equity and cash on hand are not permitted		In Missouri, Arc Home may only fund fully delegated loans
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Mortgages		·
<ul> <li>Mortgage</li> <li>Insurance</li> <li>Per Chapter 4701.1 of Freddie Mac Single Family Seller Guide</li> <li>MI Providers – Refer to Correspondent Seller's Guide for approved providers</li> </ul>		·
Insurance • MI Providers - Refer to Correspondent Seller's Guide for approved providers		Sweat equity and cash on hand are not permitted
Insurance • MI Providers - Refer to Correspondent Seller's Guide for approved providers	N.4	D CI + 4704 4 (5 11) 14 CI   5 11 C   1 C   1
Appraiser • Valid state license	Insurance	MI Providers – Refer to Correspondent Seller's Guide for approved providers
	Appraiser	Valid state license
Requirements • Cannot be on the Freddie Mac Exclusionary List		
Appraisal • UAD Compliant		,
Requirements • Refer to Freddie Mac Seller Guide Section 4501.6		·
Delivery • Refer to Freddie Mac Seller Guide Section 4501.13	Delivery	Refer to Freddie Mac Seller Guide Section 4501.13
Special	Special	
Requirements/ Restrictions  • Escrow Holdbacks must be completed by loan purchase	Requirements/	Escrow Holdbacks must be completed by loan purchase
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