



Super Conforming Mortgages

Maximum LTV/TLTV/HTLTV ratio requirements and Minimum Indicator Score Requirements

The maximum LTV/TLTV/HTLTV ratios for super conforming 1-unit Mortgages with original loan amounts greater than \$417,000 to \$625,500 and for all 2- to 4- unit properties are as follows:

SUPER CONFORMING PURCHASE TRANSACTION MORTGAGES		
Product	Property Type	Max. LTV w/o Sec. Fin. / Max. LTV w/Sec. Fin. / Max. TLTV w/Sec. Fin. / Max. HTLTV/ w/Sec. Fin.
15-, 20- or 30-year fixed-rate and 5/1, 7/1, 10/1 amortizing ARMs	1-unit Primary Residence	90/85/90/90%
	2- to 4-unit Primary Residence	75/70/75/75%
	Second Home	80/75/80/80%
	1-unit Investment Property	
	2- to 4-unit Investment Property	70/65/70/70%
Loan Prospector® Initial Interest SM Mortgages: Fixed-rate and 5/1, 7/1 and 10/1 ARMs with Interest Only Periods of 10 years, or greater	1-unit Primary Residence	90/85/90/90%
	Second Home	80/75/80/80%

SUPER CONFORMING "NO CASH-OUT" REFINANCE MORTGAGES		
Product	Property Type	Max. LTV w/o Sec. Fin. / Max. LTV w/Sec. Fin. / Max. TLTV w/Sec. Fin. / Max. HLTlTV/ w/Sec. Fin.
15-, 20- or 30-year fixed-rate and 5/1, 7/1, 10/1 amortizing ARMs	1-unit Primary Residence	90/85/90/90%
	2- to 4-unit Primary Residence	75/70/75/75%
	Second Home	80/75/80/80%
	1-unit Investment Property	75/70/75/75%
	2- to 4-unit Investment Property	70/65/70/70%
Loan Prospector Initial Interest Mortgages: Fixed-rate and 5/1, 7/1 and 10/1 ARMs with Interest Only Periods of 10 years, or greater	1-unit Primary Residence	90/85/90/90%
	Second Home	80/75/80/80%

FREDDIE MAC-OWNED SUPER CONFORMING STREAMLINED REFINANCE MORTGAGES		
Product	Property Type	Max. LTV w/o Sec. Fin. / Max. LTV w/Sec. Fin. / Max. TLTV w/Sec. Fin. / Max. HLTlTV/ w/Sec. Fin.
15-, 20- or 30-year fixed-rate and 5/1, 7/1, 10/1 amortizing ARMs	1-unit Primary Residence	90/85/90/90%
	2-unit Primary Residence	75/70/75/75%
	Second Home	80/75/80/80%

SUPER CONFORMING "CASH-OUT" REFINANCE MORTGAGES		
Product	Property Type	Max. LTV w/o Sec. Fin. / Max. LTV w/Sec. Fin. / Max. TLTV w/Sec. Fin. / Max. HLTlTV/ w/Sec. Fin.
15-, 20- or 30-year fixed-rate and 5/1, 7/1, 10/1 amortizing ARMs	1- unit Primary Residence	75/70/75/75%
	2- to 4-unit Primary Residence	65/60/65/65%
	Second Home	
	1- to 4-unit Investment Property	

The maximum LTV/TLTV/HTLTV ratios for super conforming 1-unit Mortgages with original loan amounts greater than \$625,500 are as follows:

SUPER CONFORMING PURCHASE AND "NO CASH-OUT" REFINANCE MORTGAGES		
Product	Property Type	Max. LTV w/o Sec. Fin. / Max. LTV w/Sec. Fin. / Max. TLTV w/Sec. Fin. / Max. HTLTV/ w/Sec. Fin.
15-, 20- or 30-year fixed-rate and 5/1, 7/1, 10/1 amortizing ARMs	1-unit Primary Residence	80/75/80/80%
	Second Home	70/65/70/70%
	1-unit Investment Property	
Loan Prospector Initial Interest Mortgages: Fixed-rate and 5 /1, 7/1 and 10/1 ARMs with Interest Only Periods of 10 years, or greater	1-unit Primary Residence	80/75/80/80%
	Second Home	70/65/70/70%

FREDDIE MAC-OWNED SUPER CONFORMING STREAMLINED REFINANCE MORTGAGES (Freddie Mac-owned and not currently owned or securitized by Freddie Mac)		
Product	Property Type	Max. LTV w/o Sec. Fin. / Max. LTV w/Sec. Fin. / Max. TLTV w/Sec. Fin. / Max. HTLTV/ w/Sec. Fin.
15-, 20- or 30-year fixed-rate and 5/1, 7/1, 10/1 amortizing ARMs	1-unit Primary Residence	80/75/80/80%
	Second Home	70/65/70/70%

SUPER CONFORMING "CASH-OUT" REFINANCE MORTGAGES		
Product	Property Type	Max. LTV w/o Sec. Fin. / Max. LTV w/Sec. Fin. / Max. TLTV w/Sec. Fin. / Max. HTLTV/ w/Sec. Fin.
15-, 20- or 30-year fixed-rate and 5/1, 7/1, 10/1 amortizing ARMs	1-unit <ul style="list-style-type: none"> ■ Primary Residence, ■ Second Home, and ■ Investment Property 	65/60/65/65%

Minimum Indicator Scores for Manually Underwritten Super Conforming Mortgages

Super conforming mortgages with loan amounts greater than \$1 million and mortgages that receive a Loan Prospector Credit Risk Class of Caution must be manually underwritten and meet the minimum Indicator Score requirements as outlined below.

Note: Initial Interest Mortgages may not be manually underwritten per Chapter J33 of the Guide.

SUPER CONFORMING PURCHASE AND "NO CASH-OUT" REFINANCE MORTGAGES		
Property Type	Maximum LTV/TLTV/HTLTV	Minimum Indicator Score
1- unit Primary Residence	>75%	660
	≤75%	620
2- to 4-unit Primary Residence	≤75%	620
Second Home	>75%	720
	≤75%	620
1-unit Investment Property	>75%	720
	≤75%	620
2- to 4-unit Investment Property	≤70%	660

SUPER CONFORMING "CASH-OUT" REFINANCE MORTGAGES		
Property Type	Maximum LTV/TLTV/HTLTV	Minimum Indicator Score
1-unit Primary Residence	>70%	720
	≤70%	620
2- to 4-unit Primary Residence	≤65%	680
Second Home and 1- to 4-unit Investment Property	≤65%	700