



FAST FORWARD

This information is not intended or authorized for consumer use. Credit and collateral are subject to approval. Terms and conditions may apply. This is not a commitment to lend.

Fast Forward Conforming Conventional

Program Codes: CF30FF, CF15FF

Fully Amortizing Fixed						
Property Type	Transaction Type	Conforming Loan Limits Only	Max LTV/CLTV ¹	Max DTI	Min FICO Score	Max Cashout
Primary						
1 Unit	Purchase	Per County Limits	97%/97%	Per AUS	680+	NA
1 Unit	Rate/Term Refi	Per County Limits	95%/95%	Per AUS	680+	N/A
1 Unit	Cash-out Refi	Per County Limits	80%/80%	Per AUS	680+	Per AUS
Second Home						
1 Unit	Purchase Rate/Term Refi	Per County Limit	90%/90%	Per AUS	680+	NA
1 Unit	Cash-out Refi	Per County Limit	75%/75%	Per AUS	680+	Per AUS

¹ Subordinate financing not allowed.



FAST FORWARD

This information is not intended or authorized for consumer use. Credit and collateral are subject to approval. Terms and conditions may apply. This is not a commitment to lend.

FAST FORWARD		
AUS/UNDERWRITING	<ul style="list-style-type: none"> • AUS Findings required with Approve/Eligible or Accept Eligible. • No manual underwrites. 	
PRODUCT ELIGIBILITY	<ul style="list-style-type: none"> • Purchase • Rate/Term Refinance • Cash-out Refinance 	
ELIGIBLE PROPERTY TYPES	<p><u>Primary Residence</u></p> <ul style="list-style-type: none"> • 1 unit detached, Detached PUD • Eligible condominiums – Limited Review Only 	<p><u>Second Homes</u></p> <ul style="list-style-type: none"> • 1 unit detached, Detached PUD • Eligible condominiums – Limited Review Only • Property may not be a time share, subject to a rental agreement or other shared ownership arrangements. • The property must be a reasonable distance from the borrower's primary residence. • Rental income from a second home cannot be used to qualify the borrower.



FAST FORWARD

This information is not intended or authorized for consumer use. Credit and collateral are subject to approval. Terms and conditions may apply. This is not a commitment to lend.

FAST FORWARD (CONT)	
INELIGIBLE PROPERTY TYPES	<ul style="list-style-type: none"> • Manufactured Homes • Factory built housing • Properties with income producing attributes • Condo hotel units • Co-ops • Log homes • Unwarrantable condominiums • Timeshare units • Geothermal homes • Unique properties • Mixed use properties • Working farms • Commercial zoned properties • Agriculturally zoned properties (agricultural/residential eligible) • Properties with an oil and gas lease • Properties with more than 20 acres <p>Properties held as leasehold</p>
ELIGIBLE STATES	<p>Eligible States Matrix Texas Cash Out Not Allowed</p>
BORROWER ELIGIBILITY	<p>All borrowers must have a valid social security number.</p> <ul style="list-style-type: none"> • U.S. Citizens • Permanent resident aliens <ul style="list-style-type: none"> ○ Copy of valid resident alien card must be included in loan file. • Non-Permanent resident aliens must be legally present in the U.S. with an acceptable VISA type.
INELIGIBLE BORROWERS	<ul style="list-style-type: none"> • Borrowers with only an ITIN (individual taxpayer identification number). • Irrevocable trusts. • Corporations, limited partnerships, general partnerships, and limited liability companies. • Borrowers who are party to a lawsuit. • Borrowers with Diplomatic Immunity.



FAST FORWARD

This information is not intended or authorized for consumer use. Credit and collateral are subject to approval. Terms and conditions may apply. This is not a commitment to lend.

FAST FORWARD (CONT)	
	<ul style="list-style-type: none"> Foreign Nationals.
NON-OCCUPANT CO-BORROWERS	Not Allowed per AUS.
INTER-VIVOS REVOCABLE TRUSTS	Allowed
MAXIMUM DTI	<ul style="list-style-type: none"> Per AUS
WAGE EARNER INCOME DOCUMENTATION	<ul style="list-style-type: none"> Income type must be W-2 wages or Stable and Predictable Monthly pension or retirement income.
INCOME VALIDATION	<ul style="list-style-type: none"> Income must be validated with a VOE received through TWN or acceptable documentation per AUS
RENTAL INCOME	<ul style="list-style-type: none"> Not Allowed Borrowers who own rental properties are ineligible for this program.
DEPARTING RESIDENCE	<ul style="list-style-type: none"> Borrower must qualify with both payments. Rental Income from the departing residence not allowed.
ASSETS/RESERVES	<ul style="list-style-type: none"> VOA or Bank Statements per AUS
GIFT FUNDS	<ul style="list-style-type: none"> Allowed Requires 5% of borrowers own funds prior to the gift funds. Agency guides for allowable gift donors
INTERESTED PARTY CONTRIBUTIONS	<ul style="list-style-type: none"> Max 6% of sales price – LTV between 75% – 80%. Max 9% of sales price – LTV less than 75%
APPRAISAL REQUIREMENTS	<ul style="list-style-type: none"> Per AUS. PIW allowed.

PLEASE NOTE: ANY GUIDANCE NOT REFERRED TO IN MATRIX - CONFORMING CONVENTIONAL GUIDES WILL APPLY.