

Arc Home
Wholesale Fannie Mae High Balance Fixed Rate

Product Description	Product Name		Amortization Terms		
	30 Year Fixed Rate FNMA Conventional High Balance		16-30 Years		
	15 Year Fixed Rate FNMA Conventional High Balance		10-15 Years		
Qualifying Rate & Ratios	<ul style="list-style-type: none"> • Qualify at the Note Rate • Max DTI as determined by DU and MI Partner's overlay 				
Types of Financing	<ul style="list-style-type: none"> • Purchase Money • Rate and Term Refi • Cash Out Refi <ul style="list-style-type: none"> ○ Arc Home will permit a maximum of three (3) delayed financing transactions per Borrower • For Texas primary residences, cash-out refinances are permitted under the following terms: <ul style="list-style-type: none"> ○ Permitted for SFD, PUD or warrantable condo ○ Maximum 80% LTV/CLTV ○ ANY cash-back to Borrower is considered a Cash-Out Refinance ○ All requirements in Texas 50(a)6 legislation will apply ○ See Chapter B5-4 of Fannie Mae Selling Guide for full requirements 				
Maximum Loan Amount	Maximum loan limits vary by county. The base loan amount cannot exceed the FHFA High-Cost Area limit .				
LTV Limits	Primary Residence				
	LTV Limitations		# of Units	LTV/CLTV/HCLTV	
	Purchase and Limited Cash-Out Refinance		1	95%/95%/95%	
			2	85%/85%/85%	
			3-4	75%/75%/75%	
	Cash-Out Refi		1	80%/80%/80%	
			2-4	75%/75%/75%	
	Second Home				
	LTV Limitations		# of Units	LTV/CLTV/HCLTV	
	Purchase and Limited Cash Out Refinance		1	90%/90%/90%	
	Cash Out Refinance		1	75%75%75%	
	Investment Property				
	LTV Limitations		# of Units	LTV/CLTV/HCLTV	
	Purchase		1	85%/85%/85%	
			2-4	75%/75%/75%	
	Limited Cash-Out Refinance		1-4	75%/75%/75%	
	Cash Out Refinance		1	75%/75%75%	
2-4			70%70%70%		



Arc Home
Wholesale Fannie Mae High Balance Fixed Rate

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.
Property Types	<p>Eligible Property Types</p> <ul style="list-style-type: none"> • 1-4 Unit Single Family Residences (SFR) • PUDs • Fannie Mae warrantable condominiums <p>Ineligible Property Types</p> <ul style="list-style-type: none"> • Manufactured Homes • Co-op's • Condo Hotels • Timeshares • Properties in C-5 or C-6 condition
Occupancy	<ul style="list-style-type: none"> • Primary Residence • Second Home • Investment Property
Geographic Locations	<ul style="list-style-type: none"> • Arc Home cannot lend in Missouri
Assumptions	<ul style="list-style-type: none"> • NA
Escrow Waivers	<ul style="list-style-type: none"> • Not permitted on loans with LTV's over 80% • In California, not permitted with LTV's over 90%
Prepayment Penalty	<ul style="list-style-type: none"> • None
Underwriting	<ul style="list-style-type: none"> • Desktop Underwriter with risk classification of Approve/Eligible is required • Manual Underwrites not permitted
Borrower Eligibility	<ul style="list-style-type: none"> • See Fannie Mae Selling Guide Chapter B2-2: Borrower Eligibility
Income	<ul style="list-style-type: none"> • As determined by Desktop Underwriter • If a Borrower is being qualified with income from new employment or a pay increase, and the new income will not start prior to closing, the guidelines from Fannie Mae Selling Guide B3-3.1-09, Other Sources of Income; Employment Offers or Contracts; Option 2 must be followed. Loan must be delivered with Special Feature Code 707.
Credit	<ul style="list-style-type: none"> • Non-Traditional Credit not permitted • All Borrowers must have a FICO score
Assets	<ul style="list-style-type: none"> • As determined by Desktop Underwriter
Mortgage Insurance	<ul style="list-style-type: none"> • Standard mortgage insurance coverage is required, follow Desktop Underwriter recommendation • In New York, for purposes of determining terms of mortgage insurance, Lenders are required to rely solely on the appraised value of the property. • Borrower Paid MI permitted • Lender Paid MI permitted

**Arc Home
Wholesale Fannie Mae High Balance Fixed Rate**

	<ul style="list-style-type: none"> • MI Providers: <ul style="list-style-type: none"> ○ Essent ○ Enact ○ MGIC ○ National MI ○ Radian
Limitations on Other R.E Owned	<ul style="list-style-type: none"> • Follow Fannie Mae Selling Guide Chapter B2-2-03
Appraiser Requirements	<ul style="list-style-type: none"> • Valid state license • Cannot be on the Freddie Mac Exclusionary List
Appraisal Requirements	<ul style="list-style-type: none"> • UAD Compliant • As determined by Desktop Underwriter
Escrow Holdbacks	<ul style="list-style-type: none"> • Approval is required for all repair escrows. See the Arc Home Escrow Holdback Policy on the Arc Home website for details
Internet Links	www.archomellc.com