



Conventional Investment Property and FNMA/FHLMC Second Home & Investment Overview

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Arc Home Solutions



- **Conventional Investment Property**
 - Expansive loan limits
- **FNMA/FHLMC Second Home & Investment Property**
 - Prime Agency alternative





Conventional Investment

- Arc Home **EXCLUSIVE PROPRIETARY** program
- Max LTV
 - **Conforming Loan Amount:** Up to **85%** LTV – no MI
 - **Jumbo Loan Amount:** Up to **80%** LTV
- Minimum FICO
 - **640** for Purchase & Rate/Term Refinance
 - **680** for Cash-Out Refinance
- Loan amounts from \$100,000 to **\$2,000,000**





Overview – Conventional Investment

- **30-Year Fixed Rate** (Fully Amortized)
- HI and MO eligible for Delegated Correspondent only
- **No** Prepayment Penalty
- **DU Approve OR LPA Accept** required
 - May be Ineligible due ONLY to Loan Amount and/or LTV when MI is required per AUS
- **NO EXCEPTIONS** considered





Eligibility – Conventional Investment

- **Full Documentation**
 - Must meet Fannie Mae/Freddie Mac guidelines, per applicable AUS
- **Borrower Eligibility**
 - Per Fannie Mae DU/Freddie Mac LPA AUS
- **Credit**
 - Max 1x30x12 mortgage/rental history
 - Bankruptcy and Foreclosure seasoning per applicable AUS
- **Debt-to-Income**
 - Per Fannie Mae DU/Freddie Mac LPA AUS
- **Eligible Properties**
 - 1-4 Unit allowed
 - Fannie Mae Warrantable Condos





Reserve Requirements – Conventional Investment

Conventional Investment	
Loan Amount	Minimum Reserves
</= Conforming Loan Limits	AUS Requirements
> Conforming Loan Limits	Greater of AUS (Fannie Mae DU/Freddie Mac LPA) requirements OR 6 months PITIA reserves





FNMA/FHLMC Second Home & Investment

- Arc Home **EXCLUSIVE PROPRIETARY** program
- LTV up to **80%**
- Minimum FICO per **Fannie Mae DU/Freddie Mac LPA**
- Loan amounts from \$100,000 to **Conforming Loan Limit**





Overview – FNMA/FHLMC Second Home & Investment

- **30-Year Fixed Rate** (Fully Amortized)
- HI and MO eligible for Delegated Correspondent only
- **No** Prepayment Penalty
- **DU Approve/Eligible OR LPA Accept/Eligible** required
- **NO EXCEPTIONS** considered





Eligibility – FNMA/FHLMC Second Home & Investment

- **Full Documentation**

- Must meet Fannie Mae/Freddie Mac guidelines, per applicable AUS

- **Eligible Properties**

- 1-4 Unit allowed
- Warrantable Condos per applicable AUS

- **Reserve Requirements**

- Per Fannie Mae DU/Freddie Mac LPA AUS

- **Borrower Eligibility**

- Per Fannie Mae DU/Freddie Mac LPA AUS

- **Credit**

- Per Fannie Mae DU/Freddie Mac LPA AUS

- **Debt-to-Income**

- Lesser of 50% or Fannie Mae DU/Freddie Mac LPA AUS





Program Comparison

	Agency – Fannie Mae & Freddie Mac	Arc Home Conventional Investment	Arc Home FNMA/FHLMC Second Home & Investment
Occupancy	<ul style="list-style-type: none"> • Primary Residence • Second Home • Investment 	<ul style="list-style-type: none"> • Investment 	<ul style="list-style-type: none"> • Second Home • Investment
Loan Amount Max	<ul style="list-style-type: none"> • Conforming Loan Limit 	<ul style="list-style-type: none"> • \$2,000,000 	<ul style="list-style-type: none"> • Conforming Loan Limit
LTV Max	<ul style="list-style-type: none"> • Second Home: 90% - with MI • Investment: 85% - with MI 	<ul style="list-style-type: none"> • Conforming: 85% - no MI • Jumbo: 80% 	<ul style="list-style-type: none"> • Second Home: 80% • Investment: 80%
DTI Max	<ul style="list-style-type: none"> • Fannie Mae: 45% • Freddie Mac: Per AUS 	<ul style="list-style-type: none"> • Per AUS 	<ul style="list-style-type: none"> • Lesser of 50% or DU/LPA AUS
AUS Requirement	<ul style="list-style-type: none"> • DU Approve/Eligible or LPA Accept/Eligible 	<ul style="list-style-type: none"> • DU Approve or LPA Accept; Ineligible allowed ONLY due to Loan Amount and/or LTV when MI required per AUS 	<ul style="list-style-type: none"> • DU Approve/Eligible or LPA Accept/Eligible



Program Comparison (continued)

	Agency – Fannie Mae & Freddie Mac	Arc Home Conventional Investment	Arc Home FNMA/FHLMC Second Home & Investment
Credit Score Minimum	<ul style="list-style-type: none">• Per AUS	<ul style="list-style-type: none">• Per AUS	<ul style="list-style-type: none">• Per AUS
Credit Requirements	<ul style="list-style-type: none">• Per AUS• Non-traditional credit not permitted	<ul style="list-style-type: none">• Minimum two (2) FICO scores per borrower• Housing History: 1x30x12• Foreclosure and Bankruptcy: Per AUS• Non-traditional credit not permitted	<ul style="list-style-type: none">• Per AUS• Non-traditional credit not permitted
Reserves	<ul style="list-style-type: none">• Per AUS	<ul style="list-style-type: none">• \leq Conforming Loan Limit: Per AUS• $>$ Conforming Loan Limit: Greater of AUS or 6 months PITIA	<ul style="list-style-type: none">• Per AUS

DSCR Enhancements – Coming Soon!



- Purchase loan amount up to **\$3,000,000**
- Cash-Out Refinance up to **75% LTV**
- **NEW – 40-Year Interest Only – Fixed Rate**

Keep an eye on your inbox for important release details!



Arc Home Quick Pricer & Quick Qualifier



Conventional Investment, FNMA/FHLMC Second Home & Investment, Arc Elite QM, Arc Access NQM

Income Doc	Full Doc	FICO	FICO ex. 350-850. 0 for no FICO.
Purpose	Purchase	Bankruptcy	None
Occupancy	Primary	Deed In Lieu	None
Property Type	SFR	Foreclosure	None
State	Please Select	Short Sale	None
County	Please Select	Mortgage Lates	0X30X12
Loan Amount	\$ Loan Amount	DTI/DSCR	ex. DTI: 43 / DSCR: 1.50 %
LTV	LTV ex. 80 %	Citizenship	US Citizen
		ITIN	No

[See Results](#)

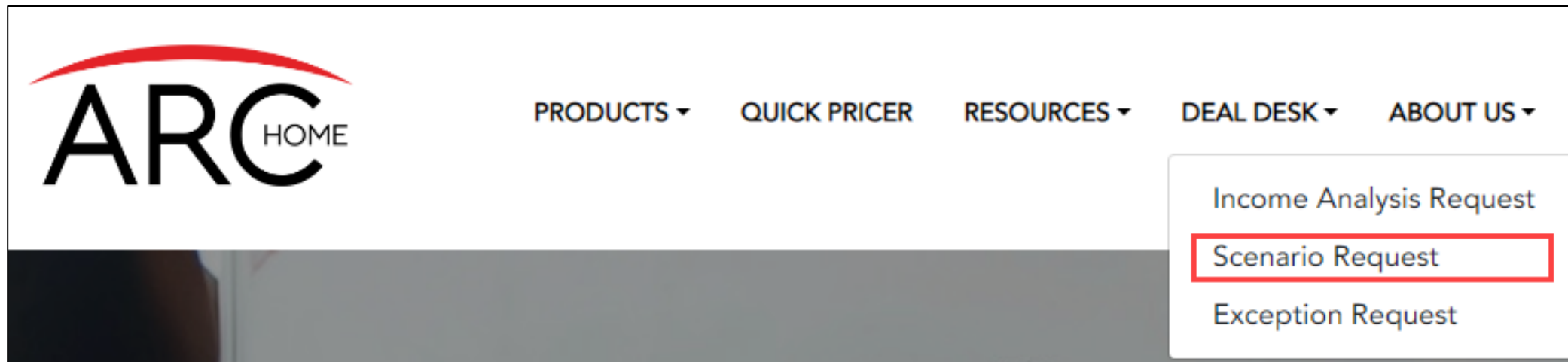
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Arc Home – Deal Desk



Visit archomellc.com to submit a Scenario Request (guideline question) or Exception Request today!



Website Resources



Wholesale

- **Products > Second & Investment**
 - > **Conventional 30 Year Fixed Rate Investment Property:** Program Matrix
 - > **FNMA/FHLMC 30 Yr Fixed Second Home & FNMA/FHLMC 30 Yr Fixed Investment:** Program Matrix
- **Resources > Policies, Forms & Resources**
 - > **Initial Submission Form:** Wholesale Initial Submission Form – All Programs
 - > **Pricing and Lock Policies:** Pricing and Lock Policy – Agency, Government, Conventional Investment, FNMA/FHLMC Second Home & Investment
 - > **General Resources:** Wholesale Important Information
 - > **Appraisal Resources:** Appraisal Valuation Requirements, Transferred Appraisal Policy
 - > **Condo Resources:** Condo Questionnaires and Job Aid

Correspondent

- **Products > Second & Investment**
 - > **Conventional 30 Year Fixed Rate Investment Property:** Program Matrix
 - > **FNMA/FHLMC 30 Yr Fixed Second Home & FNMA/FHLMC 30 Yr Fixed Investment:** Program Matrix
- **Resources > Policies, Forms & Resources**
 - > **Initial Submission Forms:** Non-Delegated Correspondent Initial Submission Checklist – required for ALL loan submissions
 - > **Appraisal Resources:** Appraisal Valuation Requirements, Transferred Appraisal Policy
 - > **Correspondent Policies:** Correspondent Seller's Guide, Client Reference Guides
 - > **Condo Resources:** Condo Questionnaires and Job Aids

Arc Home – Become a Partner



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QUESTIONS & ANSWERS



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