



Conventional ARM Matrix

Applicable to all loans imported on or after November 5, 2025

5/6, 7/6 & 10/6 SOFR ARM

PURCHASE & RATE/TERM REFINANCE										Feedback	
Occupancy Type	PRIMARY			SECOND HOME			INVESTMENT				
AUS Engine	LPA	DU	LPA & DU	LPA	DU	LPA & DU	LPA	DU	LPA & DU		
	Max LTV/CLTV/HCLTV		Min FICO	Max LTV/CLTV/HCLTV		Min FICO	Max LTV/CLTV/HCLTV		Min FICO		
1 Unit	95% ¹	95% ¹	620	90% ¹	90% ¹	620	80% Purchase	80% Purchase	620		
							80% Rate/Term	75% Rate/Term	620		
2 Units	95% ¹	95% ¹	620	N/A	N/A	N/A	75%	75%	620		

PURCHASE & RATE/TERM REFINANCE

3 to 4 Units	95% ¹	95% ¹	620	N/A	N/A	N/A	75%	75%	620
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¹ All loans over 80% LTV must refer to UWM's Mortgage Insurance Matrix

CASH-OUT REFINANCE

Occupancy Type	PRIMARY			SECOND HOME			INVESTMENT		
	LPA ²	DU	LPA & DU	LPA	DU	LPA & DU	LPA	DU	LPA & DU
AUS Engine	Max LTV/CLTV/HCLTV		Min FICO	Max LTV/CLTV/HCLTV		Min FICO	Max LTV/CLTV/HCLTV		Min FICO
	80%	80%	620	75%	75%	620	75%	75%	620
1 Unit	80%	80%	620	75%	75%	620	75%	75%	620
2 to 4 Units	75%	75%	620	N/A	N/A	N/A	70%	70%	620



² Non-Occupying Co-Borrowers not permitted for Primary Cash Out transactions

BASIC PRODUCT PARAMETERS

MI COVERAGE (See MI guidelines for FICO requirements)

Temporary Buydowns: Purchase - Lender and Seller Paid. R/T Refinance
- Lender (DU only) and Borrower Paid. Investments excluded

LTV

25 & 30 Year

BASIC PRODUCT PARAMETERS	MI COVERAGE (See MI guidelines for FICO requirements)	
See Escrow Waiver Policy for eligibility and state criteria	90.01 - 95%	30%
Maximum loan amount is based on the conforming loan limit for the number of units and county	85.01 - 90%	25%
For FICO under 640, BPMI Monthly MI and Lender-Paid MI are the only permitted MI	80.01 - 85%	12%
See Products Not Offered Job Aid for list of products not currently offered by UWM Manufactured properties not permitted		

5/6 ARMs qualify at the greater of Note Rate + 2% or the Fully Indexed Rate. 7/6 and 10/6 ARM qualifies at the Note Rate.
 5/6 ARM caps: 2/1/5 | 7/6 and 10/6 ARM caps: 5/1/5.



STATE REQUIREMENTS	Texas 50(a)(6) is not permitted
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***Please refer to the current FNMA and FHLMC Selling Guides and UWM Overlay Sheet for detailed underwriting guidelines and documentation requirements.*

*All borrowers on the loan must have a FICO score and must meet the FICO requirement.***

DATE UPDATED: 11/4/2025

PROPRIETARY AND CONFIDENTIAL TO UWM - FOR USE BY UWM APPROVED PARTIES ONLY. NMLS #3038



Feedback

