



## Conventional Fixed Matrix

10, 15, 20, 25 and 30 Year Fixed

Flex Term: 8 –30 Year Terms Available

### PURCHASE & RATE/TERM REFINANCE

Occupancy Type	PRIMARY			SECOND HOME			INVESTMENT		
	LPA	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
1 Unit	95% <sup>1</sup>	97% <sup>1,2,3</sup>	620	90% <sup>1</sup>	90% <sup>1</sup>	620	85% <sup>1</sup> Purchase	85% <sup>1</sup> Purchase	620
							85% <sup>1</sup> Rate/Term	75% Rate/Term	
1 Unit Manufactured	95% <sup>1</sup>	95% <sup>1</sup>	620	85% <sup>1</sup>	90% <sup>1</sup>	620	N/A	N/A	N/A
2 Units	85% <sup>1</sup>	95% <sup>1</sup>	620	N/A	N/A	N/A	75%	75%	620
3 to 4 Units	80%	95% <sup>1</sup>	620	N/A	N/A	N/A	75%	75%	620

<sup>1</sup> All loans over 80% LTV must refer to [UWM's Mortgage Insurance Matrix](#). <sup>2</sup> Refinance only of existing Fannie Mae loans for LTV 95.01-97% — see Look Up Tool below Matrices.

<sup>3</sup> For purchase 95.01-97% LTV at least one borrower must be a first-time homebuyer. <sup>4</sup> LPA Cash-out for manufactured properties are permitted on loan terms ≤ 20 years.

### CASH-OUT REFINANCE

Occupancy Type	PRIMARY			SECOND HOME			INVESTMENT		
	LPA <sup>1</sup>	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
1 Unit	80%	80%	620	75%	75%	620	75%	75%	620
1 Unit Manufactured <sup>4</sup>	65%	65%	620	N/A	N/A	N/A	N/A	N/A	N/A
2 Units	75%	75%	620	N/A	N/A	N/A	70%	70%	620

3 to 4 Units	75%	75%	620	N/A	N/A	N/A	70%	70%	620
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<sup>1</sup>Non-Occupying Co-Borrowers not permitted for Primary Cash Out transactions

## MAX LTV/ CLTV/HCLTV WITH AFFORDABLE SECOND (DU ONLY)

Max LTV/ CLTV/HCLTV	Primary Residence Only	Purchase / Rate & Term Only	1 Unit Only
97%/105%/105% <sup>1</sup>	At least one borrower must be a first-time homebuyer	Manufactured homes and Co-ops not permitted	

Refinances with LTV/CLTV over 95% must be refinance of existing Fannie Mae Loan

## BASIC PRODUCT PARAMETERS

## MI COVERAGE (See MI guidelines for FICO requirements)

Temporary Buydowns: Lender Paid, Seller Paid, and Agent

Paid - Purchase only. Borrower Paid - R/T refinance  
only. Investments excluded.

Maximum loan amount is based on the conforming loan  
limit for the number of units and county.

[97% LTV Refinance Fannie Mae Loan Look up Tool ▶](#)

CLTV and HCLTV are not to exceed the LTV on manufactured  
properties.

See Escrow Waiver Policy for eligibility and state criteria.

Only primary purchase or rate and term is permitted for  
single-wide manufactured properties.

For FICO under 640, BPMI Monthly MI and Lender-Paid MI  
are the only permitted MI.

For manufactured properties, BPMI Monthly MI is the only  
permitted MI.

See Products Not Offered Job Aid for list of products not  
currently offered by UWM.

LTV	10, 15 & 20 Year	25 & 30 Year	Manufactured Housing All Terms
95.01 - 97%	35%	35%	N/A
90.01 - 95%	25%	30%	30%
85.01 - 90%	12%	25%	25%
80.01 - 85%	6%	12%	12%

## STATE REQUIREMENTS

Texas 50(a)(6) is not permitted, co-ops are only eligible in some areas of New  
York listed in the [UWM overlays ▶](#).

\*\*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.\*\*

