



# Bank Statement 30 Year Fixed Pink Matrix Updated Oct. 23, 2024

Applicable to all loans locked on or after October 23, 2024

30 Year

PURCHASE & RATE AND TERM REFINANCE							
Units	Max Loan Size	PRIMARY		SECOND HOME		INVESTMENT	
		Max LTV/CLTV/HCLTV	Min FICO	Max LTV/CLTV/HCLTV	Min FICO	Max LTV/CLTV/HCLTV	Min FICO
1-4 Unit <sup>1</sup>	\$3,000,000	85%	700	85%	700	75%	720
	\$2,000,000	85%	680	85%	680	80%	680
	\$2,000,000	80%	660	80%	660	70%	660

<sup>1</sup>Second Home only available on 1 Unit

CASH-OUT REFINANCE							
Units	Max Loan Size	PRIMARY		SECOND HOME		INVESTMENT	
		Max LTV/CLTV/HCLTV	Min FICO	Max LTV/CLTV/HCLTV	Min FICO	Max LTV/CLTV/HCLTV	Min FICO
1-4 Unit <sup>1</sup>	\$3,000,000	80%	720	80%	720	70%	740
		70%	680	70	680		
	\$2,000,000	80%	680	80%	680	75%	680
	\$1,500,000	70%	660	70%	660	75%	680

<sup>1</sup>Second Home only available on 1 Unit



CONDITION/REQUIREMENT	CONDITION/REQUIREMENT	CONDITION/REQUIREMENT
Max Debt-to-Income ratio 50%	Appraisal waivers not permitted	Second appraisal required for loan amounts > \$1,500,000
At least one borrower must utilize bank statements for qualification		Minimum 12 months consecutive bank statements required
Manufactured Homes not permitted	Temporary rate buydowns not permitted	Max cash out \$500,000 for LTV >60%, No Cash-out cap when LTV ≤60%
Minimum 6 months reserves required for loan amounts ≤ \$2,000,000, minimum 9 months required for loan amounts \$2,000,001-\$3,000,000. Cash Out proceeds may be used as reserves		
See Escrow Waiver Policy for eligibility and state criteria		See Products Not Offered Job Aid for list of products not currently offered by UWM

## STATE REQUIREMENTS

### STATE REQUIREMENT

Not permitted in West Virginia or for Texas 50(a)(6)



*\*\*Please refer to the current 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: 10/23/2024

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