



Conventional Elite 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 | | | | | | | | | |
|--------------------------------|--------------------|--------|----------|--------------------|--------|----------|--------------------|---------------|----------|
| 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 | 80/95% | 80/95% | 700 | 80/90% | 80/90% | 700 | 80% Purchase | 80% Purchase | 700 |
| | | | | | | | 80% Rate/Term | 75% Rate/Term | 700 |
| 2 Units | 80/85% | 80/85% | 700 | N/A | N/A | N/A | 75% | 75% | 700 |

Feedback

PURCHASE & RATE/TERM REFINANCE

| | | | | | | | | | |
|--------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| 3 to 4 Units | 80% | 80% | 700 | N/A | N/A | N/A | 75% | 75% | 700 |
|--------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|

CASH-OUT REFINANCE

| Occupancy Type | PRIMARY | | | SECOND HOME | | | INVESTMENT | | |
|----------------|--------------------|-----|----------|--------------------|-----|----------|--------------------|-----|----------|
| AUS Engine | LPA ¹ | 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 | 80% | 80% | 700 | 75% | 75% | 700 | 75% | 75% | 700 |
| 2 to 4 Units | 75% | 75% | 700 | N/A | N/A | N/A | 70% | 70% | 700 |

[Feedback](#)

¹Non-Occupying Co-Borrowers not permitted for Primary Cash Out transactions

BASIC PRODUCT PARAMETERS

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

See Escrow Waiver Policy for eligibility and state criteria

Minimum loan amount of \$125,000 and maximum loan amount are based on the conforming loan limit for the number of units and county

BASIC PRODUCT PARAMETERS

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.

***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

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