



One-Time Close New Construction Conventional Fixed High Balance Matrix

15 and 30 Year (Interest Only During Construction Period) Maximum 11 month Construction Period

| PURCHASE & RATE/TERM REFINANCE | | | | | | |
|--------------------------------|--------------------|----------|--------------------|----------|-------------------------------|----------|
| Occupancy Type | PRIMARY | | SECOND HOME | | INVESTMENT | |
| | Max LTV/CLTV/HCLTV | Min FICO | Max LTV/CLTV/HCLTV | Min FICO | Max LTV/CLTV/HCLTV | Min FICO |
| 1 Unit | 95% ^{1,3} | 700 | 90% ^{1,3} | 700 | 85% ^{1,2,3} Purchase | 700 |
| 2 Units | 85% ^{1,3} | 700 | N/A | N/A | 75% ³ | 700 |
| 3 to 4 Units | 75% ³ | 700 | N/A | N/A | 75% ³ | 700 |

Feedback

¹ All loans over 80% LTV must refer to UWM's Mortgage Insurance Matrix. ² Max LTV for 1 Unit Rate/Term Investment 75%

³10% LTV reduction when the property is located in a declining/risky market as defined by UWM

| BASIC PRODUCT PARAMETERS | | | MI COVERAGE (See MI guidelines for FICO requirements) | | |
|--|------------------------------------|--|---|---------|---------|
| Fannie Mae Only, Findings must be DU Approve/Eligible | | Temporary Buydowns not permitted | | | |
| Project and builder must be approved by UWM/Granite | | | | | |
| Escrow waiver required during construction period | Principal Reductions not permitted | Co-op Properties, Attached Condominiums, and Manufactured Properties not permitted | | | |
| Minimum Loan Amount is \$1 over County Conforming Loan Limit | | County Loan Limit Lookup ▶ | | | |
| 5% of construction cost will be held for contingency fund | | Loan term cannot be modified unless in the case of an interest rate float down | | | |
| Credit documents cannot exceed 12 months at the time of modification therefore credit and income documents may be required to be updated prior to CTC | | | LTV | 15 Year | 30 Year |
| The final draw to the builder will be withheld until all end construction processes are complete (e.g. final inspection, COO, modification to perm financing returned) | | | 90.01 - 95% | 25% | 30% |
| | | | 85.01 - 90% | 12% | 25% |
| | | | 80.01 - 85% | 6% | 12% |
| STATE REQUIREMENTS | | | Texas 50(a)(6) is not permitted | | |

Feedback

***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: 3/28/2025

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

