



# 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

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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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