



HELOC (Standalone) - Yellow Matrix

20 and 30 Year (3 and 5 Year Draw, 10 Year Interest-Only, 10 or 20 Year Amortization Period)

PRIMARY AND SECOND HOME ONLY

Units	Max Loan Size	Max DTI	Min FICO	Max CLTV/HCLTV	
			740	85%	
			720	80%	
1-4 Unit/Condo ¹	\$350,000	50%	680	75%	
			660	70%	
			640	60%	

¹2-4 units only eligible on primary residence

INVESTMENT

Units	Max Loan Size	Max DTI	Min FICO	Max CLTV/HCLTV
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INVESTMENT

1-4 Unit/Condo	\$350,000	50%	740	75%
			720	70%
			680	65%
			660	60%
			640	50%

BASIC PRODUCT PARAMETERS

2nd Lien Positions Only	Manual Underwrite, reference UWM's Underwriting Guidelines	Manufactured home and co-ops not permitted (for full list of ineligible properties, see underwriting guidelines)	
Temporary buydowns not available	90 Day draw lock-out period after closing	Minimum line amount of \$25,000	Minimum draw required of 75% of the line amount
For line amounts ≤ \$250,000, an approved AVM, Broker Price Opinion, desktop appraisal, exterior-only appraisal, or full appraisal is required as the first property valuation.			
Line amounts > \$250,000 require a full appraisal as the first property valuation.			
Qualifying Rate = Index + Margin + 2%	See Escrow Waiver Policy for eligibility and state criteria	See Products Not Offered Job Aid for list of products not currently offered by UWM.	

Feedback

**STATE
REQUIREMENTS**

Must meet state licensing requirements. Texas, Vermont, and Iowa loans are not permitted.

***Please refer to the current UWM Overlay Sheet for detailed underwriting guidelines and documentation requirements. All borrowers on loan file must meet FICO requirement ***

DATE UPDATED: 12/27/2023

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

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