



# Conventional 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	95% <sup>1</sup>	95% <sup>1</sup>	620	90% <sup>1</sup>	90% <sup>1</sup>	620	80% Purchase	80% Purchase	620
							80% Rate/Term	75% Rate/Term	620
2 Units	95% <sup>1</sup>	95% <sup>1</sup>	620	N/A	N/A	N/A	75%	75%	620

Feedback

## PURCHASE & RATE/TERM REFINANCE

3 to 4 Units	95% <sup>1</sup>	95% <sup>1</sup>	620	N/A	N/A	N/A	75%	75%	620
--------------	------------------	------------------	-----	-----	-----	-----	-----	-----	-----

<sup>1</sup> All loans over 80% LTV must refer to UWM's Mortgage Insurance Matrix

## CASH-OUT REFINANCE

Occupancy Type	PRIMARY			SECOND HOME			INVESTMENT		
AUS Engine	LPA <sup>2</sup>	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%	620	75%	75%	620	75%	75%	620
2 to 4 Units	75%	75%	620	N/A	N/A	N/A	70%	70%	620

<sup>2</sup> Non-Occupying Co-Borrowers not permitted for Primary Cash Out transactions

## BASIC PRODUCT PARAMETERS

## MI COVERAGE (See MI guidelines for FICO requirements)

Temporary Buydowns: Purchase - Lender and Seller Paid. R/T Refinance - Lender (DU only) and Borrower Paid. Investments excluded	LTV	25 & 30 Year
---	-----	--------------

BASIC PRODUCT PARAMETERS	MI COVERAGE (See MI guidelines for FICO requirements)	
<p>See Escrow Waiver Policy for eligibility and state criteria</p> <p>Maximum loan amount is based on the conforming loan limit for the number of units and county</p> <p>For FICO under 640, BPMI Monthly MI and Lender-Paid MI are the only permitted MI</p> <p>See Products Not Offered Job Aid for list of products not currently offered by UWM</p> <p>Manufactured properties not permitted</p>	90.01 - 95%	30%
	85.01 - 90%	25%
	80.01 - 85%	12%

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.

Feedback

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

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



