

Fannie Mae Conventional Matrix (Conforming Loans)

- **Fixed-Rate Terms:** 10-year, 15-year, 20-year, 25-year, 30-year
- **ARM Terms:** Hybrid ARMs including 5/6 SOFR (5-year fixed period, adjusts every 6 months after), 7/6 SOFR, 10/6 SOFR.
Conversion to fixed-rate option available on some plans
- **IO Terms:** Not available (Fannie Mae does not offer interest-only options for conventional loans)

This matrix combines Loan Purpose, Occupancy, Units, Amortization Type, Min FICO (tiered by LTV), Max LTV/CLTV, Reserves, and Max DTI for manual underwriting.

Occupancy	Loan Purpose	Units	Amortization Type	Min FICO (>75% LTV)	Min FICO (≤75% LTV)	Max LTV	Max CLTV	Reserves (Months)	Max DTI (Manual UW)
Principal Residence	Purchase	1	FRM	680	640	97%	97%	0	45%
Principal Residence	Purchase	1	ARM	680	640	95%	95%	0	45%
Principal Residence	Limited Cash-Out Refi	1	FRM/ARM	680	640	95%	95%	0	45%
Principal Residence	Cash-Out Refi	1	FRM/ARM	720	680	80%	80%	0	45%
Principal Residence	Purchase	2-4	FRM/ARM	700	660	95%	95%	6	45%
Principal Residence	Limited Cash-Out Refi	2-4	FRM/ARM	680	640	85%	85%	6	45%
Principal Residence	Cash-Out Refi	2-4	FRM/ARM	680	N/A	75%	75%	6	45%

Second Homes	Purchase	1	FRM/ARM	680	640	90%	90%	2 (additional per property)	45%
Second Homes	Limited Cash-Out Refi	1	FRM/ARM	680	640	90%	90%	2 (additional per property)	45%
Second Homes	Cash-Out Refi	1	FRM/ARM	720	680	75%	75%	2 (additional per property)	45%
Investment Property	Purchase	1	FRM/ARM	720	680	85%	85%	2-8 (based on # properties)	45%
Investment Property	Limited Cash-Out Refi	1	FRM/ARM	720	680	75%	75%	2-8 (based on # properties)	45%
Investment Property	Cash-Out Refi	1	FRM/ARM	720	680	75%	75%	2-8 (based on # properties)	45%
Investment Property	Purchase	2-4	FRM/ARM	720	680	75%	75%	6-8 (based on # properties)	45%
Investment Property	Limited Cash-Out Refi	2-4	FRM/ARM	720	680	75%	75%	6-8 (based on # properties)	45%
Investment Property	Cash-Out Refi	2-4	FRM/ARM	720	680	70%	70%	6-8 (based on # properties)	45%

Notes: High-balance loans cap at 95% LTV for primary 1-unit. DU approval required; manual UW has stricter DTI. Reserves increase for multiple properties (e.g., +2 months per additional investment/second home). Source: Fannie Mae Eligibility Matrix (July 2025).

Fannie Mae HomeReady Matrix

This matrix is for the HomeReady program, aimed at low- to moderate-income borrowers ($\leq 80\%$ AMI). It allows reduced MI, flexible down payment sources, and can combine with Community Seconds. DU approval required; manual UW has stricter requirements. High-balance eligible with LTV caps.

- **Fixed-Rate Terms:** Up to 30-year (typically 15-year or 30-year)
- **ARM Terms:** 7/6 SOFR or 10/6 SOFR (7-year or 10-year fixed period, adjusts every 6 months after)
- **IO Terms:** Not available

Occupancy	Loan Purpose	Units	Amortization Type	Min FICO (>80% LTV)	Min FICO ($\leq 80\%$ LTV)	Max LTV	Max CLTV	Reserves (Months)	Max DTI (Manual UW)
Principal Residence	Purchase	1	FRM/ARM	620	620	97%	105% (w/ Seconds)	0	45%
Principal Residence	Purchase	2-4	FRM/ARM	680	620	95%	95%	6	45%
Principal Residence	Limited Cash-Out Refi	1	FRM/ARM	620	620	97%	105% (w/ Seconds)	0	45%
Principal Residence	Limited Cash-Out Refi	2-4	FRM/ARM	680	620	95%	95%	6	45%
Principal Residence	Cash-Out Refi	1	FRM/ARM	680	620	80%	80%	0	45%
Principal Residence	Cash-Out Refi	2-4	FRM/ARM	680	620	75%	75%	6	45%

Second Homes	Purchase/Limited CO	1	FRM/ARM	N/A	N/A	Not Eligible	Not Eligible	N/A	N/A
Investment Property	Purchase/Limited CO	1-4	FRM/ARM	N/A	N/A	Not Eligible	Not Eligible	N/A	N/A

Fannie Mae HomeStyle Renovation Matrix

- **Fixed-Rate Terms:** 15-year or 30-year
- **ARM Terms:** 5/6 SOFR, 7/6 SOFR, 10/6 SOFR
- **IO Terms:** Not available

This matrix is for HomeStyle Renovation loans, financing purchase/refi + repairs (up to 75% as-completed value). Contingency 10-20%. LTV/CLTV based on as-completed. DU required; manual UW stricter.

Occupancy	Loan Purpose	Units	Amortization Type	Min FICO (>75% LTV)	Min FICO (≤75% LTV)	Max LTV	Max CLTV	Reserves (Months)	Max DTI (Manual)
Principal Residence	Purchase	1	FRM/ARM	680	620	97%	105% (w/ Seconds)	0-2	45%
Principal Residence	Purchase	2-4	FRM/ARM	700	660	95%	95%	6	45%
Principal Residence	Limited Cash-Out Refi	1	FRM/ARM	680	620	95%	95%	0-2	45%
Principal Residence	Limited Cash-Out Refi	2-4	FRM/ARM	680	660	85%	85%	6	45%
Principal Residence	Cash-Out Refi	1	FRM/ARM	720	680	80%	80%	0-2	45%
Principal Residence	Cash-Out Refi	2-4	FRM/ARM	720	680	75%	75%	6	45%
Second Homes	Purchase/Limited CO	1	FRM/ARM	680	620	90%	90%	2 (per property)	45%

Second Homes	Cash-Out Refi	1	FRM/ARM	720	680	75%	75%	2 (per property)	45%
Investment Property	Purchase/Limited CO	1	FRM/ARM	720	680	85%	85%	2-8 (per properties)	45%
Investment Property	Purchase/Limited CO	2-4	FRM/ARM	720	680	75%	75%	6-8 (per properties)	45%
Investment Property	Cash-Out Refi	1	FRM/ARM	720	680	75%	75%	2-8 (per properties)	45%
Investment Property	Cash-Out Refi	2-4	FRM/ARM	720	680	70%	70%	6-8 (per properties)	45%

Notes: >95% LTV requires homeownership education for first-time buyers. Renovation max 75% after-repair value; consultant for structural/>\$50k. Completion in 6 months. High-balance caps at 95%. Sources: Fannie Mae Eligibility Matrix (2025), Selling Guide B5-3.2-02 (2025).