

Product Snapshot

Conforming ARM



The Conforming ARM program is a 30-year conforming conventional loan that is fixed for the initial 5, 7 or 10 years and then converts to a 6-month ARM for the remainder of the term.

Please visit our website at plazahomemortgage.com to view full Program Guidelines. The information contained in this matrix may not highlight all requirements of these programs and does not reduce or eliminate any requirements set forth in our Guidelines. Guidelines are subject to change without notice.

Primary Residence, Purchase and Rate/Term Refinance				
Property Type	LTV	CLTV	Min Credit Score	Max DTI
1-Unit	95%	95%	Per LPA & MI	Per LPA & MI
Manufactured Housing ¹	95%	95%	Per LPA & MI	Per LPA & MI
Co-op	95%	N/A ⁴	Per LPA & MI	Per LPA & MI
2-Units	85%	85%	Per LPA & MI	Per LPA & MI
3-4 Units	80%	80%	Per LPA	Per LPA
Primary Residence, Cash-Out Refinance				
1-Unit	80%	80%	Per LPA	Per LPA
Co-op	80%	N/A ⁴	Per LPA	Per LPA
2-4 Units	75%	75%	Per LPA	Per LPA
Second Home, Purchase and Rate/Term Refinance				
1-Unit	90%	90%	Per LPA & MI	Per LPA & MI
Manufactured Housing ¹ (Multi-wide only)	90%	90%	Per LPA & MI	Per LPA & MI
Co-op	85%	N/A ⁴	Per LPA & MI	Per LPA & MI
Second Home, Cash-Out Refinance ^{2,3}				
1-Unit	75%	75%	Per LPA	Per LPA
Investment Property, Purchase ^{2,3}				
1-Unit	85%	85%	Per LPA & MI	Per LPA & MI
2-4 Units	75%	75%	Per LPA	Per LPA
Investment Property, Rate/Term Refinance ^{2,3}				
1 Unit	85%	85%	Per LPA & MI	Per LPA & MI
	75%	75%	Per LPA	Per LPA
2-4 Units	75%	75%	Per LPA	Per LPA
Investment Property, Cash-Out Refinance ^{2,3}				
1-Unit	75%	75%	Per LPA	Per LPA
2-4 Units	70%	70%	Per LPA	Per LPA

^{1.} Manufactured housing is eligible only on 7/6 and 10/6 products.

^{2.} Manufactured housing is not eligible.

^{3.} Co-ops are not eligible.

^{4.} Co-op subordinate financing may be allowed by exception. Plaza's exception process must be followed.

Product Parameters	
Appraisal	- Appraisal requirements per final LPA Feedback Certificate and Freddie Mac Seller Guide. - Texas Section 50(a)(6) and Section 50(f)(2) transactions are not eligible with ACE or ACE+PDR. - Transferred appraisals are allowed. Refer to Program Guidelines for all appraisal requirements.
Underwriting Method	- LPA Accept Eligible. - Manual underwriting is only permitted when the credit score is 620 or above, the subject property is a primary residence and where there is documented erroneous credit reported on the credit report and the LPA Findings.
Transactions	Purchase, Rate/Term Refinance, Cash-Out Refinance Cash-Out: - When proceeds of a cash-out refinance are used to pay off a first lien mortgage, the mortgage being refinanced must be seasoned at least 12 months (the Note date of the mortgage being refinanced and the Note date of the cash-out refinance), as documented in the loan file (e.g., on the credit report or title commitment). The seasoning requirement does not apply when: - The cash-out refinance is a special purpose cash-out refinance (see below), or - The first lien being refinanced is a Home Equity Line of Credit (HELOC), or - Delayed financing is utilized (because there is no lien being paid off)

	- At least one Borrower must have been on the title to the subject property for at least six months prior to the Note Date. For borrowers who purchased within the last six months with no mortgage financing, refer to the Delayed Financing section in Freddie Mac's Selling Guide. The 6-month time period for Delayed Financing is measured from the date on which the property was purchased (documented by a HUD-1 Settlement Statement or, if there was no HUD-1, a recorded deed confirming the amount paid by the borrower) and the note date of the new mortgage loan. - Special purpose cash-out refinance: A cash-out refinance where the owner of a property uses the proceeds of the refinance transaction to buy out the equity of a co-owner is a special purpose cash-out refinance. A special purpose cash-out refinance must meet cash-out requirements including LTV/TLTV and credit score. - The loan-level price adjustment that applies to cash-out refinances will be waived, and the rate/term refinance price adjustment will be applied, for special purpose cash-out refinances. All loans utilizing this feature must be approved through Plaza's underwriting exception process. Note: The loan will be locked with standard cash-out adjustments. Once the underwriting exception is approved the lock will be updated to remove the cash-out price adjustment and the rate/term price adjustment will be applied. The underwriter must apply Special Feature Code (SFC) 203 in BREEZE.
Loan Limits	Standard conforming loan limits. Max loan amount up to \$806,500 (\$1,209,750 for HI/AK) allowed for baseline conforming loan limit.
Eligible Borrowers	U.S. citizens, Permanent resident aliens, Non-permanent resident aliens, Non-occupant co-borrowers, Inter Vivos Revocable Trusts
Eligible Properties	- Attached/detached SFRs - Attached/detached PUDs - Low-rise/high-rise condos - Co-ops located in the states of California, Connecticut, Florida, Illinois, Maryland, New Jersey, New York or Washington D.C. 2-4 units - Manufactured Housing
Minimum Credit Scores	The minimum credit score is determined by LPA. When MI is required, MI credit score requirements must also be met.
Down Payment/Gift Funds	Follow Freddie Mac requirements.
Max Financed Properties	- Primary Residence: No restrictions - Second Home/Investment Property (except co-ops): 1 - 6 financed properties: No additional restrictions 7 – 10 financed properties: LPA Accept/Eligible, minimum 720 credit score > 10 financed properties is not allowed - Second Home Co-op: Maximum of 4 financed properties allowed - Investment Property with multiple financed properties: - Loan must be 7/6 or 10/6 ARM 5/6 ARM not eligible if there is > 1 financed investment property

Product Name	Product Code	Available Term in Months
Conforming 5/6 SOFR ARM	CA56S	360
Conforming 7/6 SOFR ARM	CA76S	360
Conforming 10/6 SOFR ARM	CA106S	360

The information contained in this flyer may not highlight all requirements; refer to Plaza's program guidelines. Plaza's programs neither originate from nor are expressly endorsed by any government agency.

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