

Product Snapshot

Fannie Mae HomeStyle®



The HomeStyle Renovation loan enables borrowers to finance the purchase or refinance of a home and the cost of its rehabilitation through a single mortgage.

Plaza Home Mortgage® also offers HomeReady® combined with HomeStyle for qualifying credit worthy low-to-moderate-income borrowers. When combined with HomeReady, borrowers may benefit from expanded eligibility, reduced mortgage insurance coverage and lower loan level price adjustments.

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.

HomeStyle Conforming					
Primary Residence					
Purchase and Rate/Term Refinance					
Property Type	LTV	CLTV	Max Loan Amount	Min Credit Score	Max DTI
1 Unit	97% ¹	97% ¹	Per County Limit	Per DU & MI	Per DU & MI

¹. Additional requirements for loans with LTV > 95%:

- High Balance loan amounts are not eligible.
- Must receive a DU Approve/Eligible finding.
- Purchase: At least one borrower must be a first-time homebuyer or the loan must be a HomeReady loan.
- Rate/Term Refinance: Existing mortgage must be a Fannie Mae loan.
- All borrowers must occupy the property.
- Manufactured housing is not eligible.

HomeStyle Conforming Balance					
Primary Residence					
Purchase and Rate/Term Refinance					
Property Type	LTV	CLTV	Max Loan Amount	Min Credit Score	Max DTI
1-4 Unit	95%	95% ¹	Per County Limit	Per DU & MI	Per DU & MI
Manufactured Housing	95%	95%		Per DU & MI	Per DU & MI
Second Home ²					
Purchase and Rate/Term Refinance					
1 Unit	90%	90%	Per County Limit	Per DU & MI	Per DU & MI
Manufactured Housing (Multi-wide only)	90%	90%		Per DU & MI	Per DU & MI
Investment Property ²					
Purchase					
1 Unit	85%	85%	Per County Limit	Per DU & MI	Per DU & MI
Investment Property ²					
Rate/Term Refinance					
1 Unit	75%	75%	Per County Limit	Per DU	Per DU

¹. Max CLTV for a conforming balance loan with a Community Second is 105%.

². HomeReady loans are not eligible for second homes or investment properties.

HomeStyle High Balance					
Primary Residence					
Purchase and Rate/Term Refinance					
Property Type	LTV	CLTV	Max Loan Amount	Min Credit Score	Max DTI
1 Unit	95%	95%	Per County Limit	Per DU & MI	Per DU & MI
2 Units	85%	85%		Per DU & MI	Per DU & MI
3-4 Units	75%	75%		Per DU	Per DU
Second Home ¹					
Purchase and Rate/Term Refinance					
1 Unit	90%	90%	Per County Limit	Per DU & MI	Per DU & MI
Investment Property ¹					
Purchase					
1 Unit	85%	85%	Per County Limit	Per DU & MI	Per DU & MI
Investment Property ¹					
Rate/Term Refinance					

¹. HomeReady loans are not eligible for second homes or investment properties.

Product Parameters	
Appraisal	<ul style="list-style-type: none"> One full as-completed appraisal is required. A Property Inspection Waiver (PIW) is not allowed. Transferred appraisals are not allowed.
Underwriting Method	<ul style="list-style-type: none"> DU Approve/Eligible. Manual underwriting is only permitted when the credit score is 620 or above, subject property is a primary residence and where there is documented erroneous credit reported on the credit report and the DU Findings. Fannie Mae Special Feature Code: 215 HomeStyle Renovation loan with recourse
Eligible Borrowers	U.S. citizens, permanent resident aliens, non-permanent resident aliens, non-occupant borrowers, first-time homebuyers or Inter Vivos Revocable Trusts – Refer to Plaza’s Living Trust Policy
Eligible Property Types	<ul style="list-style-type: none"> Attached/detached SFRs Attached/detached PUDs Low-rise/high-rise condos 2-4 units Primary Residence Manufactured Housing
Income Documentation	Income must be documented per the DU Findings Report and Plaza’s Credit Policy.
Loan Limits	Standard Conforming and High Balance loan amounts are eligible. Max loan amount up to \$766,550 (\$1,149,825 for HI/AK) allowed for baseline conforming loan limit.
Max Financed Properties	Primary Residence: No restrictions Second Home or Investment Property: <ul style="list-style-type: none"> 1 - 6 financed properties: no additional restrictions. 7 - 10 financed properties: DU Approve/Eligible required, minimum 720 Credit Score required. > 10 financed properties is not allowed
Mortgage History	Per DU
Properties Listed for Sale	Eligible if the listing agreement is cancelled at least 1 day prior to the date of the initial application.
Eligible Improvements Standard Program	<ul style="list-style-type: none"> All repairs must be permanently affixed to the property (dwelling or land). All appraiser notated deficiencies and required repairs must be completed. There is no minimum dollar amount for repairs.
Eligible Improvements: HomeStyle Limited and Pool Program	<p>HomeStyle Limited: For smaller projects that meet the following requirements reduced documentation is allowed:</p> <ul style="list-style-type: none"> Total project cost, including contingency and construction related fees not to exceed \$25,000. Project must be completed using a final single draw at completion of construction. Material draws at closing are not allowable. The appraiser will perform the single final inspection. Fee: 2 x \$150 for cost of inspections. HUD Consultant is not required. <p>Pool Program: Projects consisting of only a pool installation may follow the reduced requirements below:</p> <ul style="list-style-type: none"> This reduced documentation is only applicable when the project consists only of a pool, pool decking, and/or any fencing or netting immediately surrounding the pool. The lesser of \$15,000 or 25% of the total project cost may be advanced at closing for material costs for items ordered and not yet paid for. While all work to be performed must be fully described, bids are not required to separate labor and material costs. While permits must still be obtained and referenced, an itemized listing of all permits and their costs is not required. Plaza will fund each draw in its entirety and not withhold 10% of the draw.
Cost of Improvements and Fees	<p>Renovation Costs: Renovation costs consist of the cost of improvements plus the costs of associated fees. Renovation costs are limited to 75% (50% for manufactured homes) of the “as completed” appraised value of the home and may include:</p> <p>Improvement Costs and Eligible Fees:</p> <ul style="list-style-type: none"> Labor and materials Property inspection fees Permits and licenses Mortgage Payment Reserves Contingency Reserve Title update fee (\$200)

	<ul style="list-style-type: none"> • Draw Inspection Fee: HUD Consultant will set the fee amount per draw inspection (e.g. 5 draws x HUD Consultant fee of \$200 per draw = \$1000 total) • HUD Consultant Work Write Up fee • Architectural and engineering fees • Other project related fees (e.g. home energy rating report, landscaping designer, geological study, mold inspection)
<p>HomeReady Loans</p>	<p>For qualifying credit worthy low-to-moderate-income borrowers, HomeReady expanded eligibility may be combined with HomeStyle. If a transaction includes a combination of HomeStyle, HomeReady and manufactured housing, the more restrictive eligibility requirements of each of those transactions apply. DU will recognize these combinations and apply the applicable eligibility requirements. A summary of HomeReady differences are listed here; however, refer to Fannie Mae's Selling Guide for complete guidelines.</p> <ul style="list-style-type: none"> • The applicable HomeStyle HomeReady product code must be used to identify the loan. • Primary residences only. • Borrower income may not exceed 80% of Area Median Income (AMI) for the property's location (this includes properties in low-income census tracts). DU will also provide income eligibility based on the property address input in DU. If DU is not able to identify the census tract based on the property address, DU will allow the user to input the FIPS code and re-submit DU. The FIPS code can be found using the HomeReady Income Eligibility Lookup. • Borrowers may not have an ownership interest in more than two financed residential properties, including the subject property, as of the Note Date. • DU must specify the loan is eligible to be delivered as a HomeReady loan in addition to HomeStyle eligibility. • Homeownership education is required on all purchase transactions: <ul style="list-style-type: none"> ○ At least one borrower must receive the education ○ Must be received prior to the loan being cleared to close ○ Borrowers must complete a National Industry Standards (NIS) compliant course to satisfy the pre-purchase homeownership education requirements. Borrowers may choose one of the following options: HomeView, Framework, One-on-one HUD approved Counseling or Community Second/DAP. Refer to the program guidelines for complete requirements. <p>\$2,500 VLIP Credit: Borrowers with total qualifying income less than or equal to 50% of the area median income qualify for a \$2,500 credit on purchase transactions.</p> <ul style="list-style-type: none"> • The credit may be applied to down payment and closing costs, including escrows and mortgage insurance premiums. • The credit may be used to satisfy the 3% minimum contribution for all one-unit properties or for two- to four-unit properties with LTV less than or equal to 80%. • For two- to four-unit properties with LTV greater than 80%, the credit may be applied to down payment after the 5% minimum contribution is met. • DU: The \$2,500 credit should be reflected as a Grant asset on the application and in DU. • Plaza will apply the credit through a lender credit at closing. • Special Feature Code 884 must be selected in BREEZE.
<p>Temporary Buydowns</p>	<p>Temporary Buydowns are eligible subject to the following:</p> <ul style="list-style-type: none"> • 2-1 and 1-0 buydowns are offered • Primary Residence or Second Home • (Wholesale/Mini-Corr): Purchase transactions only • (Correspondent): Purchase or Rate/Term Refinance • Qualify at the note rate • Texas Section 50(a)(6) loans are ineligible • Buydown Agreement must be included in the loan file

Product Name	Product Code	Available Term In Months
HomeStyle Conforming 15 Yr Fixed	CF150HS	121-180
HomeStyle Conforming 30 Yr Fixed	CF300HS	181-360
HomeStyle High Balance 15 Yr Fixed	CF150HSHB	121-180
HomeStyle High Balance 30 Yr Fixed	CF300HSHB	181-360
HomeStyle HomeReady Conforming 15 Yr Fixed	CF150HSR	121-180
HomeStyle HomeReady Conforming 30 Yr Fixed	CF300HSR	181-360
HomeStyle HomeReady High Balance 15 Yr Fixed	CF150HSRHB	121-180
HomeStyle HomeReady High Balance 30 Yr Fixed	CF300HSRHB	181-360
HomeStyle Conforming 30 Yr Fixed w/2-1 Buydown	CF300HSBD21	360
HomeStyle Conforming 30 Yr Fixed w/1-0 Buydown	CF300HSBD10	360
HomeStyle High Balance 30 Yr Fixed w/2-1 Buydown	CF300HSHBBD21	360
HomeStyle High Balance 30 Yr Fixed w/1-0 Buydown	CF300HSHBBD10	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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