

Product Snapshot

RefiNow Conforming Fixed



The RefiNow refinance option offers expanded eligibility to benefit borrowers at or below 100% of the area median income (AMI) and helps more borrowers take advantage of refinance opportunities afforded during low interest rate environments. In addition to the expanded eligibility, borrowers will be credited up to \$500 at closing for the cost of an appraisal (if applicable).

To be eligible:

- The loan being refinanced must be a conventional loan owned or securitized by Fannie Mae
- The loan being refinanced must be seasoned at least 12 months
- The borrower's income must be at or below 100% of the AMI for the subject property location
- The new refinance transaction must result in a minimum 50 basis point interest rate reduction
- The new refinance transaction must result in a reduction in the monthly payment of principal, interest, and mortgage insurance

The Program Guidelines supplement the Plaza Home Mortgage® Credit Guidelines. Refer to Fannie Mae's Selling Guide for any information not specified in the Program Guidelines and Credit Guidelines.

RefiNow Conforming Fixed Rate				
Property Type	LTV	CLTV	Min Credit Score	Max DTI
1-Unit	97% ¹	97% ²	620	Per DU
Manufactured Housing ⁴	95%	95%	620	Per DU

¹ LTV > 95% requirements:

- All borrowers must occupy the property; non-occupant co-borrowers not allowed.
- Manufactured Housing and Co-ops maximum 95% LTV.

² Subordinate Financing:

- The CLTV ratio may exceed the limits stated in the matrices up to 105% only if the mortgage is part of a Community Seconds transaction.
- Subordinate financing is not allowed on co-ops.

Product Parameters	
Appraisal	<p>One full appraisal is required unless the DU findings indicate an appraisal waiver is allowed.</p> <p>Appraisal Credit: A credit of up to \$500 will be provided to the borrower at closing if an appraisal was obtained for the transaction and was paid for by the borrower.</p> <p>Appraisal Waiver: If a loan is approved through DU with an appraisal waiver, Plaza will accept the appraisal waiver subject to Fannie Mae guidelines and the limitations below:</p> <ul style="list-style-type: none"> • A PIW may not be exercised if an appraisal has been obtained for the subject transaction. • When the property has been subject to a possible natural disaster refer to Plaza's Natural Disaster Policy. <p>Transferred Appraisals: Plaza will accept transferred/assigned appraisals from the original transferring lender when all of the requirements outlined the Appraisal Policy in Plaza's Credit Guidelines are met.</p>
Underwriting Method	DU Approve/Eligible.
Occupancy Type	Owner-occupied primary residences
Eligible Borrowers	<p>Identical Borrowers: The loan must have identical borrowers on the new loan and the existing loan. Borrowers cannot be added or removed, except for the following exception that allows a borrower to be removed. One or more borrowers may only be removed if:</p> <ul style="list-style-type: none"> • the remaining borrower(s) meet the payment history requirements and provides evidence that they have made at least the last 12 months of payments from their own funds, or • due to the death of a borrower (evidence of the deceased borrower's death must be documented in the loan file). If only a deceased borrower has been removed, the remaining borrowers do not need to provide evidence of payment from their own funds but all other requirements must be met <p>Eligible Borrowers: Non-occupant borrowers (maximum 95% LTV), U.S. citizens, Permanent resident aliens, Non-permanent resident aliens</p>
Minimum Credit Scores	The minimum credit score is determined by DU but may not be lower than 620.
Loan Limits	<p>1 Unit Conforming Agency Loan Limits:</p> <ul style="list-style-type: none"> • Contiguous U.S.: \$766,550 • Alaska and Hawaii: \$1,149,825

Income Limits	The borrower(s) income must be less than or equal to 100% of the applicable AMI limit for the subject property's location. <ul style="list-style-type: none"> In determining whether a loan is eligible under the borrower income limits, the lender must consider the income from all borrowers who will sign the note, to the extent that the income is considered in evaluating creditworthiness for the new loan. DU will determine income eligibility based on the income and property address input in DU. Income eligibility can also be determined using Fannie Mae's Area Median Income Lookup Tool.
Geographic Restrictions	Hawaii: Properties in Lava Flow Zones 1 or 2 are not allowed. Manufactured housing not eligible. Rhode Island: Manufactured housing not eligible.
Max Financed Properties	There are no restrictions to the number of financed properties a borrower may have.
Reserves	Reserves requirement determined by DU.
Mortgage Insurance	Loans with LTVs greater than 80% require Mortgage Insurance. Fannie Mae does not restrict Mortgage Insurance to the current insurer; however, the Mortgage Insurance Companies may have restrictions. The DU findings will identify the insurer that is currently providing coverage. <ul style="list-style-type: none"> Arch: The loan being refinanced must be insured by Arch. Essent: The loan being refinanced must be insured by Essent. Genworth: The loan being refinanced does not need to be insured by Genworth. MGIC: The loan being refinanced must be insured by MGIC. National: The loan being refinanced does not need to be insured by National. Radian: The loan being refinanced must be insured by Radian. <p>Manufactured Housing:</p> <ul style="list-style-type: none"> Multi-wide: Arch, Enact, MGIC, National MI and Radian insure multi-wide manufactured housing. Single-wide: Enact, MGIC and National MI insure single-wide manufactured housing.
Qualifying Ratios	<ul style="list-style-type: none"> The maximum debt-to-income (DTI) ratio will be determined by DU, but must not exceed 65% Non-occupant borrower income is considered in qualifying income.
Transactions	<p>Rate/Term Refinance only</p> <ul style="list-style-type: none"> The existing loan must be a conventional mortgage loan owned or securitized by Fannie Mae. The existing loan must be seasoned at least 12 months (from the original note date to new loan note date). The existing loan must not be subject to recourse, repurchase agreement, indemnification, outstanding repurchase demand, or credit enhancement (unless the new loan is also subject to the credit enhancement or it is no longer required). DU will verify this. The existing loan must not be an existing high LTV refinance loan, DU Refi Plus® loan, or Refi Plus® loan. DU will verify this. Cash-out must be less than or equal to \$250. Excess proceeds may be applied as a curtailment on the new loan. <p>Refinances of Properties Listed for Sale: The listing agreement must be cancelled at least 1 day prior to the loan application.</p> <p>Texas Section 50(a)(6): Ineligible.</p>

Product Name	Product Code	Available Term in Months
RefiNow Conforming 15 Year Fixed	CF150RN	121-180
RefiNow Conforming 20 Year Fixed	CF200RN	181-240
RefiNow Conforming 30 Year Fixed	CF300RN	241-360

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