



RefiNow Conforming Fixed Program Guidelines Correspondent

Revised 12/4/2023 rev. 113

| Summary | <p>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. All loans must meet Fannie Mae requirements.</p> <p>In addition to the expanded eligibility, correspondents may be credited up to \$500 at time of purchase for the cost of an appraisal (if applicable). Fannie Mae expects the appraisal credit to be passed on to the borrower.</p> | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|--|-------------------------------|------------------|--------------------------|----------------------------------|---------|--|----------------------------------|---------|---------|----------------------------------|---------------|---------|------|------------------|---------|--------|------------------|------------------|-----|--------|----------------------|-----|-----|-----|--------|
| Products | <table border="1"> <thead> <tr> <th>Product Name</th> <th>Product Code</th> <th>Available Term In Months</th> </tr> </thead> <tbody> <tr> <td>RefiNow Conforming 15 Year Fixed</td> <td>CF150RN</td> <td>121-180</td> </tr> <tr> <td>RefiNow Conforming 20 Year Fixed</td> <td>CF200RN</td> <td>181-240</td> </tr> <tr> <td>RefiNow Conforming 30 Year Fixed</td> <td>CF300RN</td> <td>241-360</td> </tr> </tbody> </table> | 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 | | | | | | | | | | | | | |
| Product Name | Product Code | Available Term In Months | | | | | | | | | | | | | | | | | | | | | | | | |
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| RefiNow Conforming 20 Year Fixed | CF200RN | 181-240 | | | | | | | | | | | | | | | | | | | | | | | | |
| RefiNow Conforming 30 Year Fixed | CF300RN | 241-360 | | | | | | | | | | | | | | | | | | | | | | | | |
| Eligibility Matrix | <table border="1"> <thead> <tr> <th colspan="5">REFINOW CONFORMING FIXED RATE</th> </tr> <tr> <th colspan="5">Primary Residence, Rate/Term Refinance</th> </tr> <tr> <th>Property Type</th> <th>LTV</th> <th>CLTV</th> <th>Min Credit Score</th> <th>Max DTI</th> </tr> </thead> <tbody> <tr> <td>1 Unit</td> <td>97%¹</td> <td>97%²</td> <td>620</td> <td>Per DU</td> </tr> <tr> <td>Manufactured Housing</td> <td>95%</td> <td>95%</td> <td>620</td> <td>Per DU</td> </tr> </tbody> </table> <p>¹ LTV > 95% requirements:</p> <ul style="list-style-type: none"> All borrowers must occupy the property; non-occupant co-borrowers not allowed. Manufactured Housing and Co-ops maximum 95% LTV. <p>² Subordinate financing:</p> <ul style="list-style-type: none"> 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. | REFINOW CONFORMING FIXED RATE | | | | | Primary Residence, Rate/Term Refinance | | | | | Property Type | LTV | CLTV | Min Credit Score | Max DTI | 1 Unit | 97% ¹ | 97% ² | 620 | Per DU | Manufactured Housing | 95% | 95% | 620 | Per DU |
| REFINOW CONFORMING FIXED RATE | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 1 Unit | 97% ¹ | 97% ² | 620 | Per DU | | | | | | | | | | | | | | | | | | | | | | |
| Manufactured Housing | 95% | 95% | 620 | Per DU | | | | | | | | | | | | | | | | | | | | | | |
| 4506-C / Tax Transcripts | <ul style="list-style-type: none"> A signed 4506-C for all years in which income was used in the underwriting decision is required. Refer to Plaza's Delegated Correspondent Credit Overlay Matrix for tax transcript requirements. | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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 should be provided to the borrower at closing if an appraisal was obtained for the transaction.</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"> An appraisal waiver 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> | | | | | | | | | | | | | | | | | | | | | | | | | |

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| Borrower Eligibility | <p>Borrower Income Limit: The borrower(s) income must be less than or equal to 100% of the applicable AMI limit for the subject property's location.</p> <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. <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>General Borrower Eligibility:</p> <ul style="list-style-type: none"> Non-occupant borrowers (maximum 95% LTV) U.S. citizens Permanent resident aliens Non-permanent resident aliens <p>Ineligible Borrowers:</p> <ul style="list-style-type: none"> Partnerships Corporations Non-Revocable Inter Vivos Trusts Foreign nationals Borrowers with diplomatic immunity |
| Condos and Co-ops | <ul style="list-style-type: none"> Project review requirements are waived for properties located in a condo, co-op or PUD project except that the lender must confirm the project is not a condo or co-op hotel or motel, houseboat, timeshare or segmented ownership project. Co-ops must be located in the states of California, Connecticut, Florida, Illinois, Maryland, New Jersey, New York or Washington D.C. |
| Credit | <p>Credit Score:</p> <ul style="list-style-type: none"> The minimum credit score is determined by DU but may not be lower than 620. <p>Housing History: For the loan being refinanced:</p> <ul style="list-style-type: none"> the borrower cannot have had any 30-day mortgage delinquencies in the most recent six-month period the borrower cannot have more than one 30-day delinquency in months 7 through 12 <p>If the borrower has missed payments due to a COVID-19 forbearance, and those payments have been resolved in accordance with the temporary eligibility requirements for purchase and refinance transactions in LL-2021-03, then the missed payments are not considered delinquencies for purposes of meeting these payment history requirements. This will apply for as long as the temporary policies remain in effect.</p> <p>Significant Derogatory Events: The borrower must comply with all applicable waiting periods following derogatory credit events in B3-5.3-07, Significant Derogatory Credit Events – Waiting Periods and Re-establishing Credit.</p> |
| Disaster Policy | Refer to Plaza's Natural Disaster Policy for requirements. |
| Down Payment / Gifts | Not Applicable |
| Geographic Restrictions | <p>Hawaii:</p> <ul style="list-style-type: none"> Properties in Lava Flow Zones 1 or 2 are not allowed. Manufactured housing not eligible. <p>Rhode Island: Manufactured housing not eligible.</p> <p>West Virginia: Delegated deliveries only.</p> |

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| Identity of Interest | Allowed. | | | | | | | | | |
|---------------------------------------|---|-------------------------------|-----------------------|------|-------|-----------------|-----------------|-------|-----------|-------------|
| Income & Employment | <p>Income must be documented per the DU findings report and Plaza's Credit Guidelines. Regardless of DU findings, the following is required on all loans:</p> <ul style="list-style-type: none"> • 1003: A completed and signed 1003 is required for all borrowers. • Verbal Verification of Employment: <ul style="list-style-type: none"> ○ Employment Validated by DU: DU employment validation obtained within 10 days of closing is acceptable to satisfy the VVOE requirement. ○ In all other situations and for all other employment verification methods, standard VVOE requirements apply. <p>When relying on DU validation services all Fannie Mae requirements must be met. Refer to Fannie Mae's Selling Guide for additional information.</p> <p>Employment and Income Commencing After the Note Date: Not allowed.</p> | | | | | | | | | |
| Ineligible | <ul style="list-style-type: none"> • Temporary Buydowns • Borrower is a principal of the title company and/or settlement agent for the subject transaction. | | | | | | | | | |
| Insurance | <p>The lender must confirm appropriate property and flood insurance is obtained.</p> <p>For Insurance requirements refer to Plaza's Hazard and Flood Insurance Policy.</p> | | | | | | | | | |
| Interested Party Contributions | <table border="1"> <thead> <tr> <th>LTV/CLTV</th> <th>Maximum Contributions</th> </tr> </thead> <tbody> <tr> <td>> 90</td> <td>3%</td> </tr> <tr> <td>> 75% - ≤ 90%</td> <td>6%</td> </tr> <tr> <td>≤ 75%</td> <td>9%</td> </tr> </tbody> </table> | LTV/CLTV | Maximum Contributions | > 90 | 3% | > 75% - ≤ 90% | 6% | ≤ 75% | 9% | |
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| Loan Limits | <table border="1"> <thead> <tr> <th colspan="3">Conforming Agency Loan Limits</th> </tr> <tr> <th>Units</th> <th>Contiguous U.S.</th> <th>Alaska & Hawaii</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>\$766,550</td> <td>\$1,149,825</td> </tr> </tbody> </table> | Conforming Agency Loan Limits | | | Units | Contiguous U.S. | Alaska & Hawaii | 1 | \$766,550 | \$1,149,825 |
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| 1 | \$766,550 | \$1,149,825 | | | | | | | | |
| Manufactured Housing | <ul style="list-style-type: none"> • Must be classified as Real Property • Single-wide and multi-wide allowed • Single-wide manufactured homes: <ul style="list-style-type: none"> ○ Manufactured homes must be at least 12 feet wide and have a minimum 400 square feet of gross living area ○ Single-wide manufactured homes in PUD projects require PERS approval • Manufactured homes must have been built on or after June 15, 1976 • Condos: Manufactured homes in condo projects require PERS approval • Co-op projects comprised of manufactured homes are ineligible • The manufactured home may not have been previously installed or occupied at another location • All manufactured homes must meet Fannie Mae guidelines, restrictions in these Program Guidelines, and Plaza's Manufactured Housing Guidelines • Leasehold properties are ineligible • Manufactured housing not eligible in states of Hawaii and Rhode Island | | | | | | | | | |
| Max Financed Properties | <p>There are no restrictions to the number of financed properties a borrower may have.</p> <p>Maximum Loans/Maximum Exposure: A maximum of four Plaza loans are permitted to one borrower.</p> | | | | | | | | | |
| Mortgage Insurance | <p>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.</p> <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. • Enact: The loan being refinanced does not need to be insured by Enact. • 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. <p>Refer to Plaza's Mortgage Insurance Policy for additional information.</p> | | | | | | | | | |

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| Occupancy | Owner-occupied primary residences |
| Property Eligibility | <p>Eligible Properties:</p> <ul style="list-style-type: none"> • Attached/detached SFRs • Attached/detached PUDs • Low-rise/high-rise condos • Co-ops • Manufactured Housing <p>Ineligible Properties:</p> <ul style="list-style-type: none"> • Commercial properties • Condotels • Geothermal homes • Log Homes • Mixed use • Mobile homes • Non-warrantable condos • Timeshares • Working farms, ranches, orchards • Community Land Trusts |
| Property Flips | Not Applicable |
| Qualifying Ratios | <p>The maximum debt-to-income (DTI) ratio will be determined by DU, but must not exceed 65%</p> <p>Non-occupant borrower income is considered in qualifying income.</p> <p>Alimony and Child Support: Verification and consideration of recurring alimony and child support payments as a liability, if applicable, are required. Acceptable documentation includes a copy of the divorce decree, separation agreement, court order, or equivalent documentation confirming the amount of the obligation.</p> |
| Repair Escrows | Not allowed. |
| Reserves | Reserves requirement determined by DU. |
| Subordinate Financing | <p>New subordinate financing is only permitted if it replaces existing subordinate financing.</p> <p>Existing subordinate financing:</p> <ul style="list-style-type: none"> • May not be satisfied with the proceeds of the new loan • May remain in place if it is resubordinated to the new loan • May be simultaneously refinanced with the existing first lien mortgage, provided that: <ul style="list-style-type: none"> ○ the unpaid principal balance (UPB) of the new subordinate lien is not more than the UPB of the subordinate lien being refinanced at the time of payoff, and ○ there is no increase in the monthly principal and interest payment on the subordinate lien. |
| Texas Home Equity Transactions | <p>Texas Section 50(a)(6) transactions are not eligible.</p> <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> |

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| <p>Underwriting Method</p> | <p>Automated Underwriting:</p> <ul style="list-style-type: none"> Loans must be underwritten by Desktop Underwriter (DU) and receive an Approve/Eligible recommendation specifically identifying the loan is eligible as a RefiNow. Loans must be submitted or resubmitted to DU version 11.0 on or after June 5, 2021. DU will automate the identification of loan casefiles that appear to be eligible for RefiNow based on the borrowers listed on the loan application, the property address, qualifying income, and several other factors. Refer to the DU Release Notes for additional information RefiNow loans may follow the documentation requirements per the DU findings report <p>Borrower Benefit: Regardless of DU findings, the underwriter must verify the Borrower Benefit requirement has been met. The new loan must provide the following benefits to the borrower:</p> <ul style="list-style-type: none"> A reduction in interest rate of at least 50 basis points, <u>and</u> A reduction in the monthly payment that includes principal, interest, and the mortgage insurance payment (if applicable). <p>Note: A RefiNow loan may not be combined with a HomeReady® refinance transaction.</p> <p>Manual Underwriting: Manual underwriting is not permitted. All loans must be approved through DU.</p> |
| <p>Other Features</p> | <p>Special Feature Codes:</p> <ul style="list-style-type: none"> 868 – All RefiNow loans 801 – Appraisal waiver if applicable 118 – Community second if applicable <p>Fannie Mae Area Median Income Lookup Tool</p> <p>Fannie Mae Mortgage Loan Lookup Tool</p> |

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