

CLASSIC CONFORMING FIXED MATRIX



Transaction Type	Number of Units		Maximum LTV, CLTV, HCLTV	
	Fannie Mae DU	Freddie Mac LPA	Fannie Mae DU	Freddie Mac LPA
Principal Residence				
Purchase Limited Cash-Out Refinance	1 Unit	1 Unit	97% ⁴	95%
	2 Units	2 Units	85%	80%
	3-4 Units	3-4 Units	75%	80%
Cash-Out Refinance	1 Unit	1 Unit	80%	80%
	2-4 Units	2-4 Units	75%	75%
Second Homes	Fannie Mae DU	Freddie Mac LP	Fannie Mae DU	Freddie Mac LP
Purchase Limited Cash-Out Refinance	1 Unit	1 Unit	90%	85%
Cash-Out Refinance	1 Unit	1 Unit	75%	75%
Investment Property	Fannie Mae DU	Freddie Mac LP	Fannie Mae DU	Freddie Mac LP
Purchase	1 Unit	1 Unit	85%	85%
	2-4 Units	2-4 Units	75%	75%
Limited Cash-Out Refinance	1 Units	1 Unit	75%	85%
	2-4 Units	2-4 Units	75%	75%
Cash-Out Refinance	1 Unit	1 Unit	75%	75%
	2-4 Units	2-4 Units	70%	70%

- Properties owned less than 6 months at application date are not eligible for Cash-Out Refinance
- County Limits apply to maximum loan amounts shown above refer to Fannie Mae County Limits link below:
<https://www.fanniemae.com/singlefamily/loan-limits>
- Credit Score and DTI determined by DU or LP
- LTV, CLTV, and HCLTV Ratios Greater than 95%: These transactions are not permitted for high balance loans, HomeStyle Energy loans, or loans with a non-occupant borrower. At least one borrower on the loan must have a credit score. For non-HomeReady purchase transactions, at least one borrower must be a first-time homebuyer. For limited cash-out refinances, Fannie Mae must be the owner of the existing mortgage. (See Classic Conforming Guidelines)

30Yr Fixed PF10	20Yr PF11
15Yr PF20	10Yr PF06
30Yr Fixed P13F LP ONLY	15Yr Fixed P23F LP ONLY

CF30TB10 and CF30TB21	<ul style="list-style-type: none"> • Purchase Transactions Only • 1 to 4 Units Primary Residence • Second Homes • LP (Loan Prospector only)
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