

Fannie Mae “High Balance” Mortgage Loans

Transaction Type	Number of Units	Maximum LTV, CLTV, HCLTV and Minimum FICO requirement
Principal Residence (Standard) FICO ^{1,2,3,4}		
Purchase Limited Cash-Out Refinance	1 Unit	FRM: 95% ARM: 95%
	2 Unit	FRM: 85% ARM: 85%
	3-4 Unit	FRM: 75% ARM: 75%
Cash-Out Refinance	1 Unit	FRM: 80% ARM: 80%
	2-4 Units	FRM: 75% ARM: 75%
Second Home (Standard) FICO ^{1,2,3,4}		
Purchase Limited Cash-Out Refinance	1 Unit	FRM: 90% ARM: 90%
Cash-Out Refinance	1 Unit	FRM: 75% ARM: 75%
Investment Property (Standard) FICO ^{1,2,3,4}		
Purchase	1 Unit	FRM: 85% ARM: 85%
	2-4 Units	FRM: 75% ARM: 75%
Limited Cash-Out Refinance	1-4 Units	FRM: 75% ARM: 75%
Cash-Out Refinance	1 Unit	FRM: 75% ARM: 75%
	2-4 Units	FRM: 70% ARM: 70%

1. **Fannie Mae “High Balance” Loans must be run through DU Version 10.1 ONLY.**
2. **County Limits apply to the max loan amounts. Refer to County Limits for clarification.**
<https://www.fanniemae.com/singlefamily/loan-limits>
3. **FICOs Determined By DU Findings**
4. **DU Special Feature Code SFC 808 for all High Balance Fannie Mae Products.**
 - 30 yr fixed **CF30HBFNFR, CF30HBLPMIFNFR**
 - 15 yr fixed **CF15HBFNFR, CF15HBLPMIFNFR**
 - 5 yr ARM **CA51HBFNFR**
 - 7 yr ARM **CA71HBFNFR**