

# Fannie Mae “High Balance” Mortgage Loans

Transaction Type	Number of Units	Maximum LTV, CLTV, HCLTV and Minimum FICO requirement
<b>Principal Residence (Standard) FICO <sup>1,2,3,4</sup></b>		
<b>Purchase Limited Cash-Out Refinance</b>	1 Unit	FRM: 95% ARM: 90%
	2 Unit	FRM: 85% ARM: 75%
	3-4 Unit	FRM: 75% ARM: 65%
<b>Cash-Out Refinance</b>	1 Unit	FRM: 80% ARM: 75%
	2-4 Units	FRM: 75% ARM: 65%
<b>Second Home (Standard) FICO <sup>1,2,3,4</sup></b>		
<b>Purchase Limited Cash-Out Refinance</b>	1 Unit	FRM: 90% ARM: 80%
<b>Cash-Out Refinance</b>	1 Unit	FRM: 75% ARM: 65%
<b>Investment Property (Standard) FICO <sup>1,2,3,4</sup></b>		
<b>Purchase</b>	1 Unit	FRM: 85% ARM: 75%
	2-4 Units	FRM: 75% ARM: 65%
<b>Limited Cash-Out Refinance</b>	1-4 Units	FRM: 75% ARM: 65%
<b>Cash-Out Refinance</b>	1 Unit	FRM: 75% ARM: 65%
	2-4 Units	FRM: 70% ARM: 60%

- 1. Fannie Mae “High Balance” Loans must be run thru DU Version 9.3 ONLY.**
- 2. County Limits apply to the max loan amounts. Refer to County Limits for clarification.**
- 3. FICOs Determined By DU Findings**
- 4. DU Special Feature Code SFC 808 for all High Balance Fannie Mae Products.**
  - 30 yr fixed **PF58, PF58LPMI**
  - 15 yr fixed **PF57, PF57LPMI**
  - 5 yr ARM **CM52**
  - 7 yr ARM **CM72**