planet

CORRESPONDENT PROGRAM OVERLAY MATRIX

PLANET OVERLAYS	
All Programs	
Condotels	• Ineligible
Cooperatives (Co-Ops)	• Ineligible
Financed Properties (Planet Exposure)	• Planet's exposure is limited to the lesser of $7.5 million or 10 financed properties
Minimum Loan Amount	• $40,000
Maximum Borrowers	• Loans are limited to a maximum of four borrowers

Temporary Buydown	• 30- year Fixed Rate only
	• The following attributes are not permitted - No Exceptions:
	  ◦ 1/1 or 1/1/1 Buydown structures
	  ◦ Arms
	  ◦ Renovation

Texas 50(a)(6) and 50(f)	• Allowed on Fannie Mae and Freddie Mac only • Fixed Rate only
AVM	• AVM that allows for interactive manipulation in any way is not acceptable
Title Insurance	• Attorney Opinion Letters are not accepted in lieu of Title Insurance

CONVENTIONAL PROGRAM OVERLAYS	
Fannie Mae - All Programs	
AUS Decision	• DU Approve/Eligible only • Manual Underwrite ineligible
Manufactured Housing	• ARMs are not permitted (including on MH Advantage). • Singlewide, leaseholds and properties located in a 100-year flood zone are ineligible
Temporary Buydown	• 3-2-1 Temporary Buydown ineligible • Manual Underwrite not permitted, AUS Approval required
Fannie Mae - HomeStyle Renovation	
Consultant/Construction Manager	• Must review the project and provide work write up or Project Acceptance Review for all projects over $75,000 or projects that include structural repairs
Contingency Reserve	• Minimum of 10%
Self-Help	• Not allowed • Work must be completed by a licensed contractor
Freddie Mac - All Programs	
AUS Decision	• LPA Accept/Eligible • Manual Underwrite ineligible
Manufactured Housing	• ARMs are not permitted. • Singlewide, leasehold, and properties located in a 100-year flood zone are Ineligible
Product	• 25-year term not permitted for Super Conforming loan amounts.
Temporary Buydown	• 3-2-1 Temporary Buydown ineligible • Manual Underwrite not permitted, AUS Approval Required
Freddie Mac - Home Possible	
Assets	• Sweat Equity is ineligible
Product	• ARMs are not permitted
Freddie Mac - Choice Renovation	
Consultant/Construction Manager	• Must review the project and provide work write up or Project Acceptance Review for all projects over $75,000 or projects that include structural repairs
Product	• ARMs are not permitted
Self-Help	• Not allowed • Work must be completed by a licensed contractor

GOVERNMENT PROGRAM OVERLAYS	
FHA - All Programs	
HUD REO	• Investment properties are not eligible for purchase by Planet Home Lending
Manufactured Housing	• Ineligible: Singlewide and Leasehold
203(b) Repairs with Escrow	• Not permitted with Good Neighbor Next Door (GNND) and $100 Down transactions
Investment Properties	• Not permitted with Good Neighbor Next Door (GNND) and $100 Down transactions
FHA - Streamline	

Mortgage Refinance Seasoning	• In addition to FHA Requirements, the following GNMA mortgage seasoning requirements must be met:
	  • The borrower made at least six consecutive monthly payments on the loan being refinanced, referred to hereinafter as the Initial Loan, beginning with the payment made on the first payment due date
	  • The first payment due date of the refinance loan occurs no earlier than 210 days after the first payment due date of the Initial Loan

FHA - 203(k) (Standard and Limited)	
CLTV	• For purchase transactions, a maximum 110% CLTV on all subordinate financing, excluding government entities and HUD approved non-profits.
Self Help	• Not allowed • Work must be completed by a licensed contractor
VA - All Programs	

AUS Decision	• DU Approve/Eligible or LPA Accept/Eligible findings must be downgraded to a manual underwrite for any of the following:
	  • Mortgage history indicates more than 1x30 in 12 months
	  • Borrower is in an IRS tax repayment plan
	  • Active disputed tradelines
	  • Subject loan was previously a restructured/modified mortgage.
	  • A minimum of 12 months of 0x30 payments have been made on the modified loan.
	• If the mortgage was in default at the time of modification, it is not eligible

Mortgage Refinance Seasoning	• The following GNMA mortgage seasoning requirements must be met. The note date of the refinance loan must be on, or after, the later date of:
	  • The date on which the borrower has made at least six-monthly payments on the loan being refinanced
	  • The date that is 210 days after the first payment due date of the loan being refinanced
	• If the loan has been modified, the seasoning starts with the first payment due date of the modification

Cash-Out > 90% LTV	• Conforming loan amount only; High balance not allowed • Temporary Buydown ineligible • Minimum 600 credit score • 30- and 25-year fixed rate
Credit Score	• Minimum 580 credit score • Minimum 600 with cash-out and > 90% LTV • Minimum 640 with manufactured housing
Manufactured Housing	• Fixed Rate Only • Singlewide, leasehold, and properties located in a 100-year flood zone are ineligible • Minimum 640 Credit Score • Manual Underwrites are ineligible, with the exception of VA IRRRLs

Maximum Loan Amount	• Maximum total loan amount $4,500,000 in all states
	  • Loan amounts > $1,000,000 require AUS approval (excluding IRRRL transactions)
	  • Loan amounts > $3,000,000 requires AUS approval, two compensating factors and an exception from Planet Credit Risk Management
	  • Loan amounts > $3,000,000 for IRRRLs only require an exception from Planet Credit Risk Management)

Property Listed for Sale (Refinance)	• If the property was listed for sale within the prior 12 months but is not currently listed for sale:
	  • Cash-out is only eligible if the listing is expired/canceled or withdrawn 180 days prior to the application date.
	  • The appraised value should be at least 10% below the lowest listing price. If the appraised value is not at least 10% less than the lowest list price, the underwriter must address the variance satisfactorily.
	  • The borrower must provide written confirmation of their intent to occupy property as their primary residence.

Short Sale	• 2–4-unit properties subject to a Short Sale Agreement must have been listed on the MLS for a minimum of 30 days prior to the execution of the sales contract • Properties designated as an "Exclusive Listing" are ineligible
VA - All Programs (cont.)	
Temporary Buydown	• High Balance loans are ineligible • 1 unit only • VA Purchase and VA Cash Out (Maximum LTV - 90%) : Manual UW Not Permitted, AUS Approval Required

Loan Amount	• Loan amount exceeding conforming loan limits must adhere to the following overlays:
	  • Maximum LTV is 100%
	  • Full credit report required for both credit and non-credit qualifying to verify mortgage history
	  • Mortgage history:
	  • 0x30 in12 months for credit qualifying
	  • 0x30 in 24 months for non-credit qualifying

VA - Alterations and Repairs	
Renovation	• Alterations and repairs are limited to $75,000 plus allowable fees • Must be non-structural • Work must be completed with 120 calendar days of loan closing • Maximum of four draws allowed, not including the Final Inspection
Contingency Reserve	• Contingency reserve of 10% of the alteration/repair is required on all transactions
Maximum Loan Amount	• Maximum total loan amount $1,500,000 in all states • Loan amounts > $1,000,000 require an AUS approval
VA - IRRRL	

Appraisal	• An AVM or 2055 is required for both conforming and high balance transactions as follows:
	  • Geo AVM with a standard deviation ≤ 18
	  • If standard deviation > 18, a 2055 will be required; or AVM with a confidence score of 80% or more for conforming loan amounts
	  • If confidence score is < 80% a 2055 will be required;
	• High Balance Loan Amount
	  • Requires a confidence score of 90% or more; or 2055.

Credit Score	• Credit Qualifying: Minimum 580 credit score. • Non-Credit Qualifying: Minimum Credit Score 600 • Manufactured Home: Minimum Credit Score 640 (regardless of credit qualification)

Occupancy	• 1–4-unit owner-occupied primary residence
	  • 1 unit, conforming and high balance
	  • 2-4 units, conforming only (ineligible on high balance)
	• 1 unit second home (ineligible on high balance)
	• 1–4-unit investment (ineligible on high balance)

Credit Score 580-599	• Credit qualification required. • Maximum 90% LTV/CLTV refinance transactions. Minimum 2 years pay history on loan being refinanced with 0x30 in 24 months. • 1-unit properties only (SFR, PUD, condos). • Max payment shock 100%. 50.01%-100% require double residual income.
LTV/CLTV	• Maximum 125% LTV/Unlimited CLTV on loan amounts ≤ conforming loan limit. • Maximum 100% LTV/Unlimited CLTV on loan amounts > conforming loan limit.
USDA - All Programs	
Ineligible Properties	• Cooperative projects, single-width manufactured homes, and Leaseholds.

Mortgage Seasoning	• On Refinance Transactions, in addition to USDA requirements the following GNMA mortgage seasoning requirements must be met:
	  • The borrower made at least six consecutive monthly payments on the loan being refinanced, referred to hereinafter as the initial Loan, beginning with the payment made on the first payment due date; and
	  • The first payment due date of the refinance loan occurs no earlier than 210 days after the first payment due date of the initial Loan.

Temporary Buydown	• 1- unit only • High Balance ineligible • Manual Underwrite not permitted • GUS Approval Required