

Freddie Mac Conforming & Super Conforming ¹

PURCHASE AND NO CASH-OUT				CASH-OUT REFINANCE			
Occupancy	Units	LTV / TLTV / HTLTV ²		Occupancy	Units	LTV / TLTV / HTLTV	
		Conforming ³	Super Conforming			Conforming ³	Super Conforming
Primary	1	95%	95%	Primary	1	80%	80%
Primary	2	95% ⁴	85%	Primary	2- 4	75%	75%
Primary	3 - 4	95% ⁴	80%	Second Home	1	75%	75%
2 nd Home	1	90%	90%	Investment	1	75%	75%
Investment	1	85%	85%	Investment	2 - 4	70%	70%
Investment	2 - 4	75%	75%				
Texas 50(f) - No Cash-Out only				Texas 50(a)(6) ⁵			
Primary	1	80%		Primary	1	80%	
Manufactured Homes							
Primary	1	95%	95%	Primary	1	65%	65%
2 nd Homes	1	90%	90%				

Reference:

1. Fico Score per LPA
2. Loans >80% LTV require mortgage insurance and are subject to MI guidelines.
3. Minimum loan amount \$40,000.
4. Effective for loans funded on or after September 29, 2025. Applies to purchase and no cash-out refinance transactions only.
5. Maximum LTV/TLTV/HTLTV of 95% applies to Primary 2-4 Unit Conforming LPA "Accept" Mortgages.
6. Fee restrictions apply.

2026 Conforming and High Balance Loan Limits

Units	Contiguous States and District of Columbia and Puerto Rico		Alaska ² and Hawaii	Hawaii
	Conforming Loan Limit	High Cost "Super Conforming" Loan Limit ¹	Conforming Loan Limit	High Cost "Super Conforming" Loan Limit ³
1	\$832,750	\$1,249,125	\$1,249,125	\$1,299,500
2	\$1,066,250	\$1,599,375	\$1,599,375	\$1,633,600
3	\$1,288,800	\$1,933,200	\$1,933,200	\$2,010,950
4	\$1,601,750	\$2,402,625	\$2,402,625	\$2,499,100

Reference:

1. Actual conforming Loan Limit values for specific counties in designated High-Cost Areas, as determined by FHFA, may be lower than the loan limits above and can be found by visiting the FHFA conforming loan limit values webpage
2. Alaska does not have any high-cost areas in 2026.
3. Two counties in Hawaii (Maui and Kalawao) are high-cost areas in 2026.

This matrix is only a guide and does not represent full underwriting guidelines. Additional Requirements may apply.
Refer to the Freddie Mac Program Guidelines for any item not addressed by this matrix.

All Planet overlays are notated in green, bold light blue text and footnote "O".

Appraisals	Appraisal requirements determined by LPA. Appraisals must meet UAD & AIR requirements.
Assets	Per LPA, all funds used to close must be disclosed on 1003 and input into LPA; Cash-on-hand ineligible; Single deposits where any unsourced portion is > 50% of combined gross mo. income must be sourced & verified. No VODs.
AUS	LPA "Accept/Eligible" results are required on Conforming and Super Conforming. Manual Underwriting is ineligible.
Bankruptcy	Chapter 7 or 11 discharged 2 years; Chapter 13 discharged 2 years or dismissal date; Multiple BK filings 5 years if more than one filing in previous 7 years.
Credit Score & History	Per LPA.
Doc Type	As determined by LPA; All loans must receive "Accept/Eligible"; Manual underwriting is ineligible.
Employment	2-year history; VVOE 10 business days from Note date for wage earners; Self-employed requires valid third-party verification (CPA, Business License) within 120 calendar days of Note. Refer to Planet Seller Guide for additional requirements.
Financed Properties	- O/O-unlimited; 2nd home and Investment Properties - maximum 10 financed properties. Refer to the Planet Seller Guide for all requirements. Planet will purchase a maximum of five loans to one borrower with an aggregate loan amount up to \$2.5M
Foreclosure	None in last 7 years; none in last 3 years with documented circumstances & maximum 90% LTV/TLTV/HTLTV, Primary Residence, Purchase or Rate/Term Refinance only.
Gift Funds	Allowed; 1-unit O/O; 2–4-unit property and second home > 80% LTV require a minimum of 5% borrower's own funds; not allowed on investments.
Income	Per LPA, Wage Earners current paystub with YTD and most recent W -2 (paystub must be dated no earlier than 30 days from initial loan application date); For Self-employed borrowers an income analysis is required. Refer to the Freddie Mac Conforming Program Guide for additional details.
Loan Amounts	All Conforming and Super Conforming loan limits per LPA.
Manufactured Homes	- Fixed Rate (15-, 20-, and 30-year terms) Conforming Loan Limits Only Eligible Manufactured Homes: 1 unit multi-wide, Primary, second homes, PUDs, Condos (PERS approved), REOs, New/Existing construction, Texas 50(a)(6, and Properties with ADU's, see Seller Guide for additional requirements. Ineligible Manufactured Homes: 2-4 Units, ^O ChoiceHome, Properties in 100-year flood zone, Singlewide, ARMs Cash-out allowed on 1-unit primary residence only; Cash-out ≤ 65% LTV/CLTV/HCLTV; land and structure must be owned ≥ 12 months Refer to the Planet Seller Guide for complete details
Mortgage Insurance	Borrower paid monthly and single premium; LPMI – single premium only; Split Premium. BPMI single premium may be financed. Refundable and non-refundable options. Refer to Chap.4-MI in Planet Seller Guide for coverage requirements.
Mortgage/Rental History	- Per LPA, must provide evidence of mortgage payment history and/or rental payment history for 12 months prior to mortgage application. - All requirements must be met in accordance with Freddie Mac Guide Section 5201.1

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Product	- Fixed rate: 10, 15, 20, 25, and 30-year terms. 25 year-term available for Conforming loan amounts only. - ARM: 5/6, 7/6, and 10/6 SOFR (Secured Overnight Financing Rate) index - Caps 5/6 Caps are 2/1/5 7/6 & 10/6 Caps are 5/1/5 - Margin: 3.00. - Qualification 5/6 ARMs are qualified at the greater of: Note rate plus 2%; or the fully indexed rate; 7/6 and 10/6 ARMs are qualified at the greater of the note rate or the fully indexed rate.
Refinance Transactions	- Limited (rate/term) refinance transactions eligible; refer to the Freddie Mac Conforming program guide for additional details. - Cash-out refinance transactions required 6 months of seasoning measured from the settlement date to the note date of the new cash-out refi.
Reserves	Verify all reserves required by LPA. Refer to the Planet Seller Guide for additional details.
Interested Party Contributions	- Permitted from seller, builder, real estate agent, broker, or affiliate Must be used for: Financing concessions only (e.g., closing costs and prepaid items) <i>Not permitted for down payment, reserves, or cash back to the borrower.</i> - Max contributions (Primary/Second Homes): ≤75% LTV: 9% >75–90% LTV: 6% >90% LTV: 3% - See Interested Party Contributions topic in the Seller Guide for complete requirements.
Temporary Buydown	2-1 and 1-0 buydowns allowed; °3-2-1 and 1-1 ineligible. ° Fixed rate only. - Primary residence & second homes only. °AUS approval is required. - See guidelines for full details.
Texas 50(a)(6) Transactions	- Fixed Rate (homestead) in the state of Texas only; - O/O 1-unit SFR, PUDs; - Condo; - property must not exceed 10 acres; - Fee cap limited to 2% of the principal loan amount (Refer to program guidelines for fee exclusions); - Assumption, POA, Subordinate Financing not allowed. - TX Notice Concerning Extensions of Credit disclosure must be provided to all borrowers not less than 12 days prior to closing (12-day notice). - An existing Texas Section 50(a)(6) first or second mortgage on the homestead must have a minimum of 365 days seasoning prior to the new loan closing date. - Refer to the Planet Seller Guide for complete details.