



Temporary Buydown Matrix					
	Fannie Mae	Freddie Mac	FHA	VA	USDA
<b>Eligible Buydown Options</b>	<p><b>"Moderate" - 2 / 1</b></p> <ul style="list-style-type: none"> <li>• <u>1st Year</u> - Payment Calculated at 2% below the Note Rate.</li> <li>• <u>2nd Year</u> - Payment Calculated at 1% below the Note Rate</li> <li>• <u>Years 3 through maturity</u> – Payment calculated at Note Rate</li> </ul> <p><b>"Moderate" - 1 / 0</b></p> <ul style="list-style-type: none"> <li>• <u>1st Year</u> - Payment Calculated at 1% below the Note Rate.</li> <li>• <u>Years 2 through maturity</u> – Payment calculated at Note Rate</li> </ul>	<p><b>"Limited" - 2 / 1</b></p> <ul style="list-style-type: none"> <li>• <u>1st Year</u> - Payment Calculated at 2% below the Note Rate.</li> <li>• <u>2nd Year</u> - Payment Calculated at 1% below the Note Rate</li> <li>• <u>Years 3 through maturity</u> – Payment calculated at Note Rate</li> </ul> <p><b>"Limited" - 1 / 0</b></p> <ul style="list-style-type: none"> <li>• <u>1st Year</u> - Payment Calculated at 1% below the Note Rate.</li> <li>• <u>Years 2 through maturity</u> – Payment calculated at Note Rate</li> </ul>	<p><b>3 / 2 / 1</b></p> <ul style="list-style-type: none"> <li>• <u>1st Year</u> - Payment Calculated at 3% below the Note Rate.</li> <li>• <u>2nd Year</u> - Payment Calculated at 2% below the Note Rate</li> <li>• <u>3rd Year</u> - Payment calculated at 1% below the Note Rate</li> <li>• <u>Years 4 through maturity</u> – Payment calculated at Note Rate</li> </ul> <p><b>2 / 1</b></p> <ul style="list-style-type: none"> <li>• <u>1st Year</u> - Payment Calculated at 2% below the Note Rate.</li> <li>• <u>2nd Year</u> - Payment Calculated at 1% below the Note Rate</li> <li>• <u>Years 3 through maturity</u> – Payment calculated at Note Rate</li> </ul> <p><b>1 / 0</b></p> <ul style="list-style-type: none"> <li>• <u>1st Year</u> - Payment Calculated at 1% below the Note Rate.</li> <li>• <u>Years 2 through maturity</u> – Payment calculated at Note Rate</li> </ul>	<p><b>3 / 2 / 1</b></p> <ul style="list-style-type: none"> <li>• <u>1st Year</u> - Payment Calculated at 3% below the Note Rate.</li> <li>• <u>2nd Year</u> - Payment Calculated at 2% below the Note Rate</li> <li>• <u>3rd Year</u> - Payment calculated at 1% below the Note Rate</li> <li>• <u>Years 4 through maturity</u> – Payment calculated at Note Rate</li> </ul> <p><b>2 / 1</b></p> <ul style="list-style-type: none"> <li>• <u>1st Year</u> - Payment Calculated at 2% below the Note Rate.</li> <li>• <u>2nd Year</u> - Payment Calculated at 1% below the Note Rate</li> <li>• <u>Years 3 through maturity</u> – Payment calculated at Note Rate</li> </ul> <p><b>1 / 0</b></p> <ul style="list-style-type: none"> <li>• <u>1st Year</u> - Payment Calculated at 1% below the Note Rate.</li> <li>• <u>Years 2 through maturity</u> – Payment calculated at Note Rate</li> </ul>	<p><b>2 / 1</b></p> <ul style="list-style-type: none"> <li>• <u>1st Year</u> - Payment Calculated at 2% below the Note Rate.</li> <li>• <u>2nd Year</u> - Payment Calculated at 1% below the Note Rate</li> <li>• <u>Years 3 through maturity</u> – Payment calculated at Note Rate</li> </ul> <p><b>1 / 0</b></p> <ul style="list-style-type: none"> <li>• <u>1st Year</u> - Payment Calculated at 1% below the Note Rate.</li> <li>• <u>Years 2 through maturity</u> – Payment calculated at Note Rate</li> </ul>
<b>Ineligible Buydown Options</b>	<ul style="list-style-type: none"> <li>• 3 / 2 / 1</li> <li>• 1 / 1 / 1</li> <li>• 1 / 1</li> </ul>	<ul style="list-style-type: none"> <li>• 3 / 2 / 1</li> <li>• 1 / 1 / 1</li> <li>• 1 / 1</li> </ul>	<ul style="list-style-type: none"> <li>• 1 / 1 / 1</li> <li>• 1 / 1</li> </ul>	<ul style="list-style-type: none"> <li>• 1 / 1 / 1</li> <li>• 1 / 1</li> </ul>	<ul style="list-style-type: none"> <li>• 3 / 2 / 1</li> <li>• 1 / 1 / 1</li> <li>• 1 / 1</li> </ul>
<b>Eligible Source of Buydown Funds</b>	<ul style="list-style-type: none"> <li>• Borrower</li> <li>• Seller</li> <li>• Builder/Developer</li> <li>• Other Interested Parties to the Transaction</li> <li>• Correspondent Lender</li> </ul>	<ul style="list-style-type: none"> <li>• Borrower</li> <li>• Seller</li> <li>• Builder/Developer</li> <li>• Other Interested Parties to the Transaction</li> <li>• Correspondent Lender</li> </ul>	<ul style="list-style-type: none"> <li>• Borrower</li> <li>• Builder</li> <li>• Seller</li> <li>• Other Interested Parties to the Transaction</li> <li>• Correspondent Lender</li> </ul>	<ul style="list-style-type: none"> <li>• Veteran</li> <li>• Seller</li> <li>• Builder</li> <li>• Correspondent Lender</li> </ul>	<ul style="list-style-type: none"> <li>• Seller</li> <li>• Other Interested Parties to the</li> <li>• Transaction</li> <li>• Correspondent Lender</li> </ul>
<b>Eligible Loan Purpose</b>	<ul style="list-style-type: none"> <li>• Purchase</li> <li>• Limited Cash Out Refinance</li> </ul>	<ul style="list-style-type: none"> <li>• Purchase</li> <li>• No Cash Out Refinance</li> </ul>	<ul style="list-style-type: none"> <li>• Purchase</li> </ul>	<ul style="list-style-type: none"> <li>• Purchase</li> <li>• VA IRRRL</li> <li>• <b>VA Cash Out – LTV ≤ 90%</b></li> </ul>	<ul style="list-style-type: none"> <li>• Purchase</li> <li>• USDA Streamline Assist</li> <li>• USDA Streamline</li> </ul>



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	Fannie Mae	Freddie Mac	FHA	VA	USDA
Eligible Product Types	<ul style="list-style-type: none"> <li>Conforming</li> <li>High Balance</li> <li>Home Ready</li> </ul>	<ul style="list-style-type: none"> <li>Conforming</li> <li>Super Conforming</li> <li>HomePossible</li> <li>HomeOne</li> </ul>	<ul style="list-style-type: none"> <li>Conforming</li> </ul>	<ul style="list-style-type: none"> <li>Conforming</li> </ul>	<ul style="list-style-type: none"> <li>Conforming</li> </ul>
Ineligible Product Types	<ul style="list-style-type: none"> <li>HomeStyle</li> <li>RefiNow</li> <li>Cash Out Refinance</li> </ul>	<ul style="list-style-type: none"> <li>CHOICEReno eXpress</li> <li>CHOICERenovation</li> <li>Refi Possible</li> <li>Cash Out Refinance</li> </ul>	<ul style="list-style-type: none"> <li>High Balance</li> <li>Cash Out Refinance</li> <li>FHA Streamline</li> <li>FHA Simple Refinance</li> <li>FHA 203(h)</li> <li>FHA 203(k)                             <ul style="list-style-type: none"> <li>(Standard or Limited)</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>High Balance</li> <li>VA Alterations &amp; Repair</li> <li>VA Cash Out – LTV &gt; 90%</li> </ul>	<ul style="list-style-type: none"> <li>High Balance</li> </ul>
Eligible Amortization Type	<ul style="list-style-type: none"> <li>Fixed Rate Only</li> </ul>	<ul style="list-style-type: none"> <li>Fixed Rate Only</li> </ul>	<ul style="list-style-type: none"> <li>Fixed Rate Only</li> </ul>	<ul style="list-style-type: none"> <li>Fixed Rate Only</li> </ul>	<ul style="list-style-type: none"> <li>Fixed Rate Only</li> </ul>
Eligible Loan Term	<ul style="list-style-type: none"> <li>30 year term</li> </ul>	<ul style="list-style-type: none"> <li>30 year term</li> </ul>	<ul style="list-style-type: none"> <li>30 year term</li> </ul>	<ul style="list-style-type: none"> <li>30 year term</li> </ul>	<ul style="list-style-type: none"> <li>30 year term</li> </ul>
Eligible Occupancy Type	<ul style="list-style-type: none"> <li>Primary Residence</li> <li>Second Homes</li> </ul>	<ul style="list-style-type: none"> <li>Primary Residence</li> <li>Second Homes</li> </ul>	<ul style="list-style-type: none"> <li>Primary Residence</li> </ul>	<ul style="list-style-type: none"> <li>Primary Residence</li> </ul>	<ul style="list-style-type: none"> <li>Primary Residence</li> </ul>
AUS	<ul style="list-style-type: none"> <li>AUS Approval required</li> <li>Manual UW Ineligible</li> </ul>	<ul style="list-style-type: none"> <li>AUS Approval required</li> <li>Manual UW Ineligible</li> </ul>	<ul style="list-style-type: none"> <li>AUS Approval required</li> <li>Manual UW Ineligible</li> </ul>	<ul style="list-style-type: none"> <li>AUS Approval required</li> <li>Manual UW Ineligible</li> </ul>	<ul style="list-style-type: none"> <li>AUS Approval required</li> <li>Manual UW Ineligible</li> </ul>
Qualification Rate	<ul style="list-style-type: none"> <li>Note Rate</li> </ul>	<ul style="list-style-type: none"> <li>Note Rate</li> </ul>	<ul style="list-style-type: none"> <li>Note Rate</li> </ul>	<ul style="list-style-type: none"> <li>Note Rate</li> </ul>	<ul style="list-style-type: none"> <li>Note Rate</li> </ul>
Units	<ul style="list-style-type: none"> <li>1-4 unit Primary Residence</li> <li>1 unit Second Home</li> </ul>	<ul style="list-style-type: none"> <li>1-4 unit Primary Residence</li> <li>1 unit Second Home</li> </ul>	<ul style="list-style-type: none"> <li>1-4 unit Primary Residence</li> </ul>	<ul style="list-style-type: none"> <li>1 unit</li> </ul>	<ul style="list-style-type: none"> <li>1 unit</li> </ul>
Eligible Property Types	<ul style="list-style-type: none"> <li>SFR</li> <li>Detached</li> <li>Attached</li> <li>Manufactured Homes</li> <li>PUD</li> <li>Warrantable Condo</li> </ul>	<ul style="list-style-type: none"> <li>SFR</li> <li>Detached</li> <li>Attached</li> <li>PUD</li> <li>Warrantable Condo</li> </ul>	<ul style="list-style-type: none"> <li>SFR</li> <li>Detached</li> <li>Attached</li> <li>PUD</li> <li>Warrantable Condo</li> </ul>	<ul style="list-style-type: none"> <li>SFR</li> <li>Detached</li> <li>Attached</li> <li>Manufactured Homes</li> <li>PUD</li> <li>Warrantable Condo</li> </ul>	<ul style="list-style-type: none"> <li>SFR</li> <li>Detached</li> <li>Attached</li> <li>PUD</li> <li>Warrantable Condo</li> </ul>
Ineligible Attributes	<ul style="list-style-type: none"> <li>ARMs</li> <li>Texas 50(a)(6)</li> <li>Investment Properties</li> </ul>	<ul style="list-style-type: none"> <li>ARMs</li> <li>Texas 50(a)(6)</li> <li>Investment Properties</li> <li>Manufactured Homes</li> </ul>	<ul style="list-style-type: none"> <li>ARMs</li> <li>Second Homes</li> <li>Texas 50(a)(6)</li> <li>Investment Properties</li> <li>Manufactured Homes</li> </ul>	<ul style="list-style-type: none"> <li>ARMs</li> <li>Second Homes</li> <li>Texas 50(a)(6)</li> <li>Investment Properties</li> </ul>	<ul style="list-style-type: none"> <li>ARMs</li> <li>Second Homes</li> <li>Texas 50(a)(6)</li> <li>Investment Properties</li> <li>Manufactured Homes</li> </ul>