

VA IRRRL PROGRAM FIXED RATE & ARM <sup>3</sup>					
Primary Residence					
Transaction Type	Units	LTV	CLTV	Loan Amount <sup>1</sup>	Credit Score <sup>4</sup>
Credit Qualifying	1	90%	90%	° Conforming limits only	580 <sup>5</sup>
	1	100%	Unlimited	° Conforming limits / High Balance <sup>2</sup>	600
	1-4	125%	Unlimited	° Conforming limits only	600
Non-Credit Qualifying	1	100%	Unlimited	° Conforming limits / High Balance <sup>2</sup>	600
	1	125%	Unlimited	° Conforming limits only	600
Second Home <sup>6</sup> & Investment					
Transaction Type	Units	LTV	CLTV	Loan Amount <sup>1</sup>	Credit Score <sup>4</sup>
Credit Qualifying	1	90%	90%	° Conforming limits only	580 <sup>5</sup>
	1-4	125%	Unlimited	° Conforming limits only	600
Non-Credit Qualifying	1	125%	Unlimited	° Conforming limits only	600

**Reference:**

- Minimum loan amount is \$40,000
- Maximum loan amount \$1,500,000.
- Fixed rate to ARM refinances with discount points charged:
  - If ≤ 1%, the LTV limited to 100%
  - If >1% the LTV is limited to 90%.
 See VA IRRRL Program Guidelines for additional requirements.
- Minimum 640 credit score required for Manufactured Housing.
- Credit Score 580-599 requires the following:
  - Minimum 2 years pay history on loan being refinanced with 0x30 in 24 months.
  - Max payment shock 100%. 50.01%-100% require double residual income
- Second Homes are limited to 1 unit only

This matrix is only a guide and does not represent full underwriting guidelines. Additional Requirements may apply. Refer to the VA IRRRL Program Guidelines for any item not addressed by this matrix. All Planet overlays are notated in green, bold text and footnote "O".	
<b>4506-C</b>	Signed by all borrowers
<b>Age of Documents</b>	Credit/income/asset documentation, if applicable, must be ≤120 days from Note date. Appraisal must be dated within 180 days of Note date.
<b>Appraisal</b>	AVM or 2055. Refer to VA IRRRL program guides for acceptable AVM options and additional requirements. Appraisal cannot be ordered through VA. The Protecting Veterans from Predatory Lending Act requires an LTV determination when discount points are charged (required for Fixed to ARM refinances). Refer to the program guidelines for minimum appraisal requirements.
<b>AUS Findings</b>	Manual underwrite only. Credit qualifying and non-credit qualifying eligible.
<b>Borrowers - Eligible</b>	Veteran or Veteran and spouse. Borrower must currently occupy the property. A spouse may only be deleted if the loan is credit qualified
<b>Incidental Cash Back</b>	Incidental cash back to borrower cannot exceed \$500. (\$0.00 in Texas)
<b>Credit Score / Report</b>	<b>Credit qualifying:</b> Full credit report required. <i>Credit Score Required – Minimum 580 Credit Score.</i> <b>Non-credit qualifying:</b> Mortgage only credit report with scores is required on the subject property only. <i>Credit Score Required – Minimum 600 Credit Score.</i>

	For conforming loan amounts, a soft pull credit report is allowed if it states a credit score and a mortgage history.
<b>Documentation</b>	All loans: photo ID and social security card, most recent mortgage statement, a copy of existing Note, payoff statement with valid expiration. <b>Non-credit qualifying:</b> Abbreviated 1003 allowed (see program guidelines). <b>Credit Qualifying:</b> Full completed 1003.
<b>Employment</b>	Two-year employment history. Not required to be verified on non-credit qual. A VVOE required within 10 days for wage earners, 30 days for self-employed on credit qualify.
<b>Funding/Guaranty Fee</b>	Funding fee 0.50%. Certificate of Eligibility indicates exempt/ not exempt from funding fee. Min 25% guaranty required. Funding fees waived for active duty Purple Heart recipients. Refer to <a href="#">VA Lenders Handbook</a> for complete details.
<b>High Balance</b>	1 Unit Primary Residence Only Base Loan amounts > VA Conforming Loan Limits is max 100% LTV; AVM or 2055 required; Refer to program guidelines for complete AVM requirements. <b>Mortgage history requirements:</b> <ul style="list-style-type: none"> <li>• 0x30 in 12 months for credit qualifying transactions</li> <li>• 0x30 in 24 months for non-credit qualifying transactions</li> <li>• Full credit report required on both credit and non-credit qualifying to verify mortgage history</li> </ul>
<b>Impound Account</b>	Required, no exceptions
<b>LDP/GSA</b>	Parties to the transaction must be checked.
<b>Loan Amount</b>	Base loan amount ≤ VA Conforming Loan Limits is the lesser of the unpaid principal balance + allowable VA closing costs, + VA funding fee (if applicable), + up to 2 discount points <b>OR</b> appraised value (AVM/2055) x 125%. Base loan amount ≥ VA Conforming Loan Limits, lesser of the unpaid principal balance + allowable VA closing costs, + VA funding fee (if applicable), + up to 2 discount points <b>OR</b> appraised value (full conventional appraisal) x 100%.
<b>Loan Term</b>	Maximum loan term is existing term + 10 years (not to exceed 30 years + 32 days)
<b>Mortgage History</b>	0x30 in previous 12 ≤ VA Conforming Loan Limit; <b>Credit Qualifying</b> 0x 30 in previous 12 months > VA Conforming Loan Limit; <b>Non-credit qualifying:</b> 0x30 in 24 months > VA Conforming Loan Limit. Mortgage must be current & due for month closing. At the time of closing, at least six (6) consecutive regularly scheduled monthly payments must have been made and applied to the existing loan. At least 210 days must have passed since the first payment due date of the subject property being refinanced. Mortgages with fewer than 6 consecutive monthly payments are not eligible for refinancing.
<b>Net Tangible Benefits</b>	Existing Fixed Rate loans being refinanced into a new Fixed Rate loan: must reduce interest rate by ≥ 0.50%. Existing Fixed Rate Loans being refinanced into a new ARM loan: must reduce interest rate by ≥ 2.00%.
<b>Program Parameters</b>	VA to VA refinance. No income, assets (required if funds needed to close > \$500), no ratios on non-credit qualify. Credit qualify required if PITI increase > 20%, spouse removed., or credit score 580-599; standard VA credit requirements apply. Must benefit borrower with lower PITI payment or reduction in loan term or more stable product. Continuity of obligation required. VA guidelines click here: <a href="#">VA Lenders Handbook</a>
<b>Product</b>	<b>Fixed Rate:</b> 15, 20, 25, & 30 year <b>ARM:</b> 3/1 & 5/1 1-Year CMT index <ul style="list-style-type: none"> <li>• Caps: 1/1/5, Margin: 2.00, Qualify at Note rate.</li> </ul> No prepayment penalty.
<b>Refinance Restrictions</b>	The note date of the refinance loan must be on, or after, the later of: (1) the date on which the borrower has made at least six monthly payments on the loan being refinanced; and(2) the date that is 210 days after the first payment due date of the loan being refinanced. For loans being paid off that include a loan modification – seasoning will be based on the applicable Note Modification dates.
<b>Reserves</b>	Not required
<b>Subordinate Finance</b>	New loan proceeds may not be used to pay off existing subordinate financing; must subordinate to new loan.
<b>Temporary Buydown</b>	3/2/1, 2/1 and 1/0 temporary buydowns allowed. ° 30 Year Fixed Only, ° High Balance Ineligible, Refer to the Seller Guide for complete details.