

Product Snapshot

Conforming Fixed & ARM | Fannie Mae

Cardinal Financial offers Fannie Mae Conforming Fixed & ARM loan products. The information contained in this matrix may not highlight all requirements of the program and does not reduce or eliminate any requirements set forth in our guidelines.

Primary Residence - Purchase and Rate and Term Refinance - Fixed & ARM				
Property Type	LTV/CLTV		Minimum Credit Score ³	Max DTI ²
	Fixed	ARM		
1-Unit	97% ¹	95%	580 or MI	Lower of DU Approve or MI
2-Units	85%	85%	580 or MI	
3-4 Units	75%	75%	580	Per DU
2-4 Units DU Version 11.1 Casefiles submitted on or after 11.18.23	95%	95%	580 or per MI	Lower of DU Approve or MI
Manufactured Home	95%	95%	580 or MI	Lower of DU Approve or MI

¹LTV's 95.01-97%

- Loan being refinanced must be an existing Fannie Mae loan and Max CLTV 105% with a community second.
- Manufactured housing permitted above 95% only if property qualifies under the FNMA MH Advantage product.
- For non-HomeReady purchase transactions, at least one borrower must be a first-time home buyer.

²Maximum 50% DTI for properties located in West Virginia regardless of AUS approval.

³For multiple borrowers, DU will use an average of each borrower's median credit score which may result in an AUS Accept for Scores below 620. For loans with one borrower, DU may still require a minimum Score of 620.

Primary Residence - Cash-Out Refinance - Fixed & ARM			
Property Type	LTV/CLTV	Min Credit Score ³	Max DTI ¹
1-Unit	80%	580	Per DU ²
2-4 Units	75%		
Manufactured Home	65% ⁴		

¹ Maximum 50% DTI for properties located in West Virginia regardless of AUS approval.

² For DU loan casefiles, if the DTI ratio exceeds 45%, six months reserves are required.

³For multiple borrowers, DU will use an average of each borrower’s median credit score which may result in an AUS Accept for Scores below 620. For loans with one borrower, DU may still require a minimum Score of 620.

⁴Single-width manufactured homes are not eligible for cash-out

Second Home - Purchase and Rate and Term Refinance - Fixed & ARM

Property Type	LTV/CLTV	Min Credit Score ²	Max DTI ¹
1-Unit	90%	580 or MI	Per DU or MI
Manufactured Home ³	90%	580 or MI	Per DU or MI

¹Maximum 50% DTI for properties located in West Virginia regardless of AUS approval.

²For multiple borrowers, DU will use an average of each borrower’s median credit score which may result in an AUS Accept for Scores below 620. For loans with one borrower, DU may still require a minimum Score of 620.

³Single-wide manufactured home not eligible for use as a Second Home

Second Home - Cash-Out Refinance - Fixed & ARM

Property Type	LTV/CLTV	Min Credit Score ³	Max DTI ¹
1-Unit	75%	580	Per DU ²

¹Maximum 50% DTI for properties located in West Virginia regardless of AUS approval.

²For DU loan casefiles, if the DTI ratio exceeds 45%, six months reserves are required.

³For multiple borrowers, DU will use an average of each borrower’s median credit score which may result in an AUS Accept for Scores below 620. For loans with one borrower, DU may still require a minimum Score of 620.

Investment Property - Purchase - Fixed & ARM

Property Type	LTV/CLTV	Min Credit Score ³	Max DTI ¹
1-Unit	85% ²	620 or MI	Per DU or MI
	80%	580	Per DU
2–4 Units	75%	580	Per DU

¹Maximum 50% DTI for properties located in West Virginia regardless of AUS approval.

²Refer to Mortgage Insurance section below for LTV >80%.

³For multiple borrowers, DU will use an average of each borrower’s median credit score which may result in an AUS Accept for Scores below 620. For loans with one borrower, DU may still require a minimum Score of 620.

Investment Property - Rate and Term Refinance - Fixed & ARM

Property Type	LTV/CLTV	Min Credit Score ²	Max DTI ¹
1-Unit	75%	580	Per DU
2-4 Units			

¹Maximum 50% DTI for properties located in West Virginia regardless of AUS approval.

²For multiple borrowers, DU will use an average of each borrower's median credit score which may result in an AUS Accept for Scores below 620. For loans with one borrower, DU may still require a minimum Score of 620.

Investment Property - Cash-Out Refinance - Fixed & ARM

Property Type	LTV/CLTV	Min Credit Score ³	Max DTI ¹
1-Unit	75%	580	Per DU ²
2-4 Units	70%		

¹Maximum 50% DTI for properties located in West Virginia regardless of AUS approval.

²For DU loan casefiles, if the DTI ratio exceeds 45%, six months reserves are required.

³For multiple borrowers, DU will use an average of each borrower's median credit score which may result in an AUS Accept for Scores below 620. For loans with one borrower, DU may still require a minimum Score of 620.

Program Parameters

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Acceptable Transaction Terms	<table border="1" style="width: 100%;"> <thead> <tr> <th style="width: 30%;">Fixed Rate</th> <th>Standard</th> </tr> </thead> <tbody> <tr> <td></td> <td>FNMA Conforming 10-year Fixed Rate</td> </tr> <tr> <td></td> <td>FNMA Conforming 15-year Fixed Rate</td> </tr> <tr> <td></td> <td>FNMA Conforming 20-year Fixed Rate</td> </tr> <tr> <td></td> <td>FNMA Conforming 25-year Fixed Rate</td> </tr> <tr> <td></td> <td>FNMA Conforming 30-year Fixed Rate</td> </tr> <tr> <td></td> <td>FNMA Conforming 10 - 30 year Fixed Rate (in one year increments)</td> </tr> <tr> <td></td> <td>FNMA Conforming 11-year Fixed Rate</td> </tr> <tr> <td></td> <td>FNMA Conforming 12-year Fixed Rate</td> </tr> <tr> <td></td> <td>FNMA Conforming 13-year Fixed Rate</td> </tr> <tr> <td></td> <td>FNMA Conforming 14-year Fixed Rate</td> </tr> <tr> <td></td> <td>FNMA Conforming 16-year Fixed Rate</td> </tr> <tr> <td></td> <td>FNMA Conforming 17-year Fixed Rate</td> </tr> <tr> <td></td> <td>FNMA Conforming 18-year Fixed Rate</td> </tr> <tr> <td></td> <td>FNMA Conforming 19-year Fixed Rate</td> </tr> </tbody> </table>	Fixed Rate	Standard		FNMA Conforming 10-year Fixed Rate		FNMA Conforming 15-year Fixed Rate		FNMA Conforming 20-year Fixed Rate		FNMA Conforming 25-year Fixed Rate		FNMA Conforming 30-year Fixed Rate		FNMA Conforming 10 - 30 year Fixed Rate (in one year increments)		FNMA Conforming 11-year Fixed Rate		FNMA Conforming 12-year Fixed Rate		FNMA Conforming 13-year Fixed Rate		FNMA Conforming 14-year Fixed Rate		FNMA Conforming 16-year Fixed Rate		FNMA Conforming 17-year Fixed Rate		FNMA Conforming 18-year Fixed Rate		FNMA Conforming 19-year Fixed Rate
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	<p>Temporary Buydown</p> <p>FNMA 30 Year Fixed Rate - Temporary 3-2-1 Buydown - C30FNMAT321BD FNMA 30 Year Fixed Rate - Temporary 2-1 Buydown - C30FNMAT21BD FNMA 30 Year Fixed Rate - Temporary 1-1 Buydown - C30FNMAT11BD FNMA 30 Year Fixed Rate - Temporary 1-0 Buydown - C30FNMAT10BD FNMA 30 Year Fixed Rate - Temporary 2-1 Buydown - NYC30FNMAT21BDNY</p>
Eligible Transactions	<ul style="list-style-type: none"> ● Purchase ● Rate and Term Refinance ● Cash-Out Refinance <ul style="list-style-type: none"> ○ Cash-out not eligible for temporary buydowns
Overlays	<ul style="list-style-type: none"> ● Refer to the Wholesale Lending Product Overlay Matrix for any applicable Carinal overlays

Program Requirements	
Appraisal Requirement	Full interior/exterior appraisal is required if the AUS requires an appraisal.
Appraisal Waiver	<p>Appraisal Waiver Eligible Unless Subject Transaction includes one of the following transaction types:</p> <ul style="list-style-type: none"> ● Texas Equity <ul style="list-style-type: none"> ○ Waivers are permitted on Texas Section 50(a)(4) loans, however are not permitted on Texas Section 50(a)(6) loans ● Disaster Declaration Pre Note Date

	<ul style="list-style-type: none"> ● Non-Arms Length Transaction ● Manufactured Home ● Leasehold, community land trust or deed restriction ● Construction Conversion or Renovation Mortgage ● Appraisal Already Completed ● Multi-Unit ● Effective Property Value million and greater ● Cooperatives ● Purchase of REO property <p>For certain loan casefiles, DU may offer Value Acceptance + Property Data - an option that requires interior and exterior property data collection to verify property eligibility. An appraisal is not required. Refer to the Property and Appraisal Requirements Lending Guide Chapter 10 for detailed requirements.</p>
Assets and Reserves	As outlined in AUS
AUS	Approve/Eligible
Borrower Eligibility	<p>Eligible Borrowers</p> <ul style="list-style-type: none"> ● U.S. citizens ● Permanent resident aliens ● Non-permanent residents (see guide for restrictions) ● Non-occupant co-borrowers ● Inter Vivos (Living) Trusts
Cooperatives	<p>The following are not permitted with co-op share loans</p> <ul style="list-style-type: none"> ● Subordinate financing ● Investment properties ● Cash-out refinances on second home properties ● Community Seconds <p>Geographic Restrictions</p> <ul style="list-style-type: none"> ● New York City, defined as: <ul style="list-style-type: none"> ○ Boroughs of Bronx, Brooklyn, Staten Island, Manhattan, and Queens ○ Counties of Nassau, Rockland, Suffolk, and Westchester ● New Jersey counties: <ul style="list-style-type: none"> ○ Bergen ○ Essex ○ Hudson ○ Middlesex ○ Monmouth ○ Morris ○ Passaic ○ Union <p>Refer to the Lending Guide Chapter 11 Condo, PUD and Cooperative Project Approval for complete guidelines</p>
Credit	<ul style="list-style-type: none"> ● Bankruptcy <ul style="list-style-type: none"> ○ As outlined in AUS ● Collections, Charge-Offs, and Judgments <ul style="list-style-type: none"> ○ As outlined in AUS ● Foreclosure, Deed in Lieu of Foreclosure, Short-Sale <ul style="list-style-type: none"> ○ As outlined in AUS

Debt to Income	<ul style="list-style-type: none"> • DTI per AUS Approve/Eligible • Maximum 50% DTI for properties located in West Virginia regardless of AUS approval 																		
Escrow/Impound Waivers	<p>Escrows for taxes and insurance are required for all loans with an LTV in excess of 80%; waiving of escrows is allowed on loans with LTVs <=80%.</p> <p>The following restrictions apply:</p> <ul style="list-style-type: none"> • The max LTV for waiving escrows in New Mexico is 79.99% • The max LTV for waiving escrows in California is 89.99% • If the loan has subordinate financing, the max CLTV for waiving escrows is 80% in California <p>Refer to the Chapter 4 Eligible Transactions for additional guidance related to Escrow and Impound Waivers</p>																		
Family Advantage	<ul style="list-style-type: none"> • Conventional financing for parents wanting to provide housing for their physically handicapped or developmentally disabled adult child, or for adults wishing to purchase a home for their elderly parents • This is for purchase transactions only • If the non-subject primary residence is a 2-4 unit dwelling, any rental income derived from the property is not eligible for consideration • Occupancy and Financial Status Affidavit Family Advantage has been created and is required to identify eligible occupancy parameters as a PTA document • To process the AUS correctly, select “Yes” in the Declarations section for the question, “Does the Borrower intend to occupy the property as his/her primary residence?” Mark ‘Yes’ to ‘Do you intend to occupy • Refer to Chapter 4 Eligible Transactions for additional information and guidelines 																		
Homebuyer Education	<p>Purchase loans with LTV, CLTV, or HCLTV > 95%</p> <ul style="list-style-type: none"> • If all occupying borrowers are first-time homebuyers, then at least one borrower is required to take homeownership education • Fannie Mae will permit any qualified third-party provider, independent of the lender, to administer homeownership education. The third-party provider’s content must be aligned with the National Industry Standards (NIS) for Homeownership Education and Counseling or with the U.S. Department of Housing and Urban Development (HUD) Housing Counseling Program, or provided by a HUD-approved counseling agency • Refer to Fannie Mae’s Homeownership Education page for additional information • Note: Framework will remain an acceptable homeownership education provider <p>Homeownership education certificate must be retained in the mortgage file</p>																		
Income Documentation	Per AUS findings																		
Loan Limits	<table border="1" data-bbox="475 1493 1502 1839"> <thead> <tr> <th colspan="3" style="background-color: #00a68a; color: white;">2023 Conforming Loan Limits</th> </tr> <tr> <th style="background-color: #003366; color: white;">Units</th> <th style="background-color: #003366; color: white;">Contiguous States</th> <th style="background-color: #003366; color: white;">Alaska and Hawaii</th> </tr> </thead> <tbody> <tr> <td>One</td> <td>\$726,200</td> <td>\$1,089,300</td> </tr> <tr> <td>Two</td> <td>\$929,850</td> <td>\$1,394,775</td> </tr> <tr> <td>Three</td> <td>\$1,123,900</td> <td>\$1,685,850</td> </tr> <tr> <td>Four</td> <td>\$1,396,800</td> <td>\$2,095,200</td> </tr> </tbody> </table>	2023 Conforming Loan Limits			Units	Contiguous States	Alaska and Hawaii	One	\$726,200	\$1,089,300	Two	\$929,850	\$1,394,775	Three	\$1,123,900	\$1,685,850	Four	\$1,396,800	\$2,095,200
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Manual Underwriting	Not allowed																		
Manufactured Homes	<p>Occupancy</p> <ul style="list-style-type: none"> ● Owner Occupied <ul style="list-style-type: none"> ○ Purchase, Rate and Term and Cash-out permitted ○ Maximum loan term for Cash-out is 20 years ○ Single-wide is not eligible for cash-out ● Second Home <ul style="list-style-type: none"> ○ Purchase, Rate and Term ○ Not eligible for cash-out ○ Single-wide is not eligible for use as a Second Home ● Investment Properties not permitted <p>Requirements</p> <ul style="list-style-type: none"> ● The manufactured home and the land on which it is situated must be titled as real property prior to closing ● Single and double wide- the home must be constructed after June 15th, 1976 ● PERS (FNMA) approval is required for all condo, co-op, or PUD projects that consist of single-width manufactured homes ● Single-wide manufactured homes are ineligible for cash-out refinance transactions ● Single-wide manufactured homes are limited to principal residence purchase and limited/no cash-out refinance transactions only ● Refer to the Lending Guide for additional requirements applicable to this property type 																		
Maximum Number of Financed Properties	<p>Permitted up to 10 financed properties depending upon credit score and reserve requirements being met.</p> <ul style="list-style-type: none"> ● Examples of financed properties that do not have to be counted in these limitations include: <ul style="list-style-type: none"> ○ Timeshares ○ Undeveloped land ○ Multifamily (5+ units) ○ Commercial real estate <p><i>See the Maximum Financing section of the guide for further requirements</i></p>																		
Minimum Loan Amount	\$50,000																		
Mortgage History	As outlined in AUS																		
Mortgage Insurance	<ul style="list-style-type: none"> ● Per AUS. See guide for acceptable MI providers and MI program codes. ● Investment properties LTV >80% <ul style="list-style-type: none"> ○ Mortgage Insurance must be obtained from one of the following providers: 																		

	<ul style="list-style-type: none"> ■ Enact/Genworth ■ National Mortgage Insurance ■ Essent ■ ARCH Mortgage Insurance <ul style="list-style-type: none"> ● Note: Enact and MGIC are the only eligible MI providers for single-wide manufactured homes
Non-Occupant Co-Borrowers	Allowed; refer to the guide for specific requirements
Occupancy	<ul style="list-style-type: none"> ● Primary Residence ● Second Home ● Investment Property <ul style="list-style-type: none"> ○ Investment Property transactions where the borrower owns more than one financed Investment Property are only permitted with a Fixed rate, 7/6 or 10/6 SOFR ARM; ○ 5/6 SOFR ARM's are ineligible ○ Not eligible for temporary buydowns
Properties Listed for Sale	The subject property must not be currently listed for sale. It must be taken off the market on or before the Note date of the new mortgage loan.
Property Type	<p>Eligible Properties</p> <ul style="list-style-type: none"> ● Attached/detached SFRs ● Attached/detached PUDs ● Low-rise/high-rise Condos ● 2-4 Units ● Manufactured housing <ul style="list-style-type: none"> ○ Refer to the Manufactured Homes section for restrictions ● Cooperatives <ul style="list-style-type: none"> ○ Refer to the Cooperative section for restrictions ● Lava Zones 1 & 2 (Eligible for Freddie Mac Only) <p>Ineligible Properties</p> <ul style="list-style-type: none"> ● Boarding houses ● Bed and Breakfast properties ● Properties that are not suitable for year-round occupancy regardless of location ● Agricultural properties, such as farms or ranches ● Properties that are not readily accessible by roads that meet local standards ● Vacant land or land development properties ● State-approved medical marijuana producing properties ● Properties with water sourced by a river ● Properties located on Tribal Lands which include section 184 ● Hawaiian properties in Lava Zones 1 and 2 (Eligible for Freddie Mac Only) ● Properties located in the Department of Hawaiian Home Lands Leasehold (DHHL) ● 2-4 unit dwelling with an Accessory Dwelling Unit (ADU) - FNMA ● Manufactured home with an Accessory Dwelling Unit (ADU) that is also a manufactured home ● Lot size over 40 acres in the state of Montana
Refinance Seasoning	<p>Rate and Term Refinance</p> <p>Acceptable uses of a rate and term (limited cash-out) refinance include:</p> <ul style="list-style-type: none"> ● Pay off of an existing first mortgage loan, regardless of age, unless the most recent transaction was a refinance mortgage that combined a first mortgage and a non-purchase subordinate mortgage into a new first mortgage within the last six (6) months.

	<ul style="list-style-type: none"> • Transaction is not eligible as a limited cash-out refinance if the borrower completed a cash-out refinance transaction with a note date 30 days or less prior to the application date of a new refinance. • Pay off of an existing HELOC in first lien position. • Pay off a subordinate mortgage lien used to purchase the subject property. • Financing closing costs, points, and prepaid items. • Receiving cash back in an amount not to exceed the lesser of 2% of the new loan amount or \$2000 <p>Cash-Out Refinance</p> <ul style="list-style-type: none"> • The property must have been purchased (or acquired) by the borrower at least six months prior to the disbursement date of the new mortgage • Effective for mortgages with Note date on or after 4/1/2023, when proceeds of a cash-out refinance mortgage are used to pay off a first lien mortgage, the first lien mortgage being refinanced must be seasoned for at least 12 months • Manufactured Housing: <ul style="list-style-type: none"> ○ the borrower must have owned both the manufactured home and land for at least 12 months preceding the date of the loan application. The LTV, CLTV, and HCLTV ratios will be based on the current appraised value of the manufactured home and land
<p>Temporary Buydown</p>	<p>A temporary buydown allows borrowers to reduce their effective monthly payment for a limited period of time through a temporary buydown of the interest rate.</p> <ul style="list-style-type: none"> • The effective interest rate that a borrower pays during the early years of the mortgage is reduced as a result of the deposit of a lump sum of money (sometimes called a “subsidy”) into a buydown account. A portion of the subsidy is released each month to reduce the borrower’s payments. • The buydown funds may be provided by various parties, including the borrower, the lender, the property seller, or other interested parties to the transaction. <p>General Requirements for Temporary Interest Rate Buydown Plans</p> <ul style="list-style-type: none"> • Buydown program is “3-2-1” <ul style="list-style-type: none"> ○ Interest rate for the first year is 3% lower than the Note rate ○ Interest rate for the second year is 2% lower than the Note rate ○ Interest rate for the third year is 1% lower than the Note rate ○ Interest rate for the remaining years is the Note rate • Buydown program is “2-1” <ul style="list-style-type: none"> ○ Interest rate for the first year is 2% lower than the Note rate ○ Interest rate for the second year is 1% lower than the Note rate ○ Interest rate for the remaining years is the Note rate • Buydown program is “1-1” <ul style="list-style-type: none"> ○ Interest rate for the first year is 1% lower than the Note rate ○ Interest rate for the second year is 1% lower than the Note rate ○ Interest rate for the remaining years is the Note rate • Buydown program is “1-0” <ul style="list-style-type: none"> ○ Interest rate for the first year is 1% lower than the Note rate ○ Interest rate for the remaining years is the Note rate • The actual note rate and monthly payment that the borrower is obligated to pay is never actually reduced, and the full rate and payment must be reflected on the mortgage documents. • At the end of the buydown period, the buydown funds collected at closing will have been exhausted, and the buydown period ends. • Allowed on fixed-rate mortgages • Primary residence 1-4 unit dwelling • Second home • Purchase or rate and term refinance • Eligible for single and double-width manufactured homes • Rate increase will not exceed 1% per year

	<ul style="list-style-type: none"> • The mortgage instruments must reflect the permanent payment terms rather than the terms of the buydown plan <p>Buydown Funds Provided by Interested Parties to the Transaction</p> <ul style="list-style-type: none"> • When the source of the buydown funds is an interested party, the Interest Party Contribution limits will apply <p>Lender-Funded Buydowns</p> <ul style="list-style-type: none"> • If the buydown is funded by the lender as part of the pricing on the loan, the buydown agreement must require that the funds in the buydown account be transferred to the new servicer if the mortgage is subsequently transferred. <p>Buydown Agreements</p> <ul style="list-style-type: none"> • The buydown agreement must provide that the borrower is not relieved of his/her obligation to make the mortgage payments required by the terms of the Note • The buydown agreement may include an option for the buydown funds to be returned to the borrower or to the lender, if it funded the buydown, if the mortgage is paid off before all of the funds have been applied. <p>Qualifying the Borrower</p> <ul style="list-style-type: none"> • The borrower is qualified based on the Note rate without any consideration of the bought-down rate <p>Terms of the Buydown</p> <ul style="list-style-type: none"> • The buydown plan provides for increases of not more than 1% in the interest rate paid in each 12-month interval <p>Buydown Funds</p> <ul style="list-style-type: none"> • Funds for buydown accounts must be deposited into custodial bank accounts • The buydown funds are applied toward payments as they come due under the Note • Buydown funds are not refundable unless the mortgage is paid off before all funds have been applied • Buydown funds cannot be used to pay past-due payments
<p>Texas Section 50(a)(6) and 50 (a)(4) Mortgages</p>	<p>All Texas section 50(a)(6) and 50(a)(4) mortgage requirements apply including:</p> <ul style="list-style-type: none"> • Maximum 80% LTV and CLTV • Minimum 12 months seasoning on refinances of existing Texas 50(a)(6) or 50(a)(4) mortgage • 1-Unit principal residence only • Not eligible for repair escrow • Full appraisal required; property inspection waiver is not valid <ul style="list-style-type: none"> ◦ Waivers are permitted on Texas Section 50(a)(4) loans, however are not permitted on Texas Section 50(a)(6) loans • Title insurance requirements must be met • Only mortgage products approved for Texas Section 50(a)(6) or 50(a)(4) are eligible <p>Refer to Chapter 15 Texas Section 50(a)(6) & (a)(4) Lending Guide for additional program requirements</p>
<p>Transactions - Ineligible</p>	<p>Ineligible Transactions</p> <ul style="list-style-type: none"> • Co-ops, • Land Contracts • Properties encumbered with Property Assessed Clean Energy (PACE) or Home Energy Renovation Opportunity (HERO) obligations • CEMA transactions delivered with Lost Note Affidavit in lieu of existing Note and Mortgage • Community Land Trusts, Land Trust or Blind Trusts

ARM Terms	
ARM Index	<ul style="list-style-type: none"> 30-Day Average of SOFR
ARM Caps	<ul style="list-style-type: none"> 5yr/6m SOFR ARM: 2/1/5 % 7yr/6m and 10yr/6m SOFR ARMs: 5/1/5%
ARM Margin	<ul style="list-style-type: none"> 2.75% The Floor is the margin
ARM Change Look Back Period	<ul style="list-style-type: none"> 45 days
Conversion Option	None
Qualifying Rate	<ul style="list-style-type: none"> 5yr/6m SOFR ARM <ul style="list-style-type: none"> Qualify at the higher of Note rate plus 2% or fully indexed rate 7yr/6m and 10yr/6m SOFR ARMs <ul style="list-style-type: none"> Qualify at the Note rate The greater of the Note rate or the fully indexed rate must be used to qualify if loans are higher priced mortgage loans or higher priced covered transactions under Reg Z (and must be manually underwritten)
Rate Adjustment	<ul style="list-style-type: none"> The interest rate can be adjusted up or down at each rate change date, based on the movements in the index The interest rate will be adjusted to equal the sum of the index plus the required margin, rounded to the nearest .125% subject to the interest rate caps The monthly payment will be adjusted in accordance with the change in the interest rate
Rate Change Dates	<ul style="list-style-type: none"> The interest rate at lock-in will remain constant until the first rate change date. Subsequent rate change dates will occur on the 1st day of every 6th calendar month thereafter The first change date is the month prior to the first payment date plus the number of years (5, 7 or 10) based on the ARM program type. <ul style="list-style-type: none"> For Example: 5yr/6m ARM with a First Payment date of 4/01/2020 would have an Interest Rate change date of 3/01/2025

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