



Advantage Conventional Product Matrix

HFA Preferred (MI) and HFA Preferred Risk Sharing (No MI) Products

Automated Underwriting

DO/DU Version 9.0

- Desktop Originator® (DO®)/Desktop Underwriter® (DU®) submission is mandatory
- Use HFA Preferred for MI loans (all loans requiring MI are subject to MI requirements)
- Use HFA Preferred Risk Sharing for No MI loans (LTV must exceed 80%)
- For Approve/Eligible recommendations, refer to “Approve/Eligible Recommendation” grid below
- For all other recommendations, refer to the WHEDA manual underwrite grid below
- **NOTE: There may be exceptions to the requirements for certain transactions. Refer to the Notes section under each grid.**

Approve/Eligible Recommendation

Maximum DTI as determined by DU/DO

Transaction Type	Number of Units	Maximum LTV /CLTV /HCLTV	Credit Score/LTV	Minimum Reserves
Purchase Limited Cash-Out Refinance (LCOR) ⁽²⁾	1 Unit	FRM 97/105/105 ⁽¹⁾	620	As determined by DU/DO
	2 - 4 Units ⁽³⁾ (5+ yrs old)	FRM 95/105/105	620	6

⁽¹⁾No credit score, Maximum LTV/CLTV/HCLTV FRM 90/90/90, Maximum DTI ≤ 40%, Reserves determined by DU/DO

⁽²⁾Maximum LTV/CLTV/HCLTV FRM 95/95/95 with a non-Community Second

⁽³⁾2-4 unit purchase transaction, a minimum 3% borrower contribution is required

WHEDA Manual Underwrite ⁽⁴⁾

Maximum DTI ≤ 36%

Maximum DTI ≤ 45%

Transaction Type	Number of Units	Maximum LTV /CLTV /HCLTV	Credit Score LTV	Minimum Reserves	Credit Score LTV	Minimum Reserves
Purchase Limited Cash-Out Refinance (LCOR) ⁽⁶⁾	1 Unit	FRM 95/105/105 ⁽⁵⁾	680 if > 75%	0	700 if > 75%	0
			620 if ≤ 75%		640 if ≤ 75%	
	2 Unit ⁽⁷⁾ (5+ yrs old)	FRM 95/105/105	660 if > 75%	6	680 if > 75%	2
			640 if ≤ 75%		620 if ≤ 75%	
3-4 Units ⁽⁷⁾ (5+ yrs old)	FRM 95/105/105	680 if > 75%	6	700 if > 75%	6	
		640 if ≤ 75%		660 if ≤ 75%		680 if > 75%
			660	6	680	6
				6	660	12

• (4) Loan must be submitted through the Broker or Mini-Corr channel

• (5) No credit score, Maximum LTV/CLTV/HCLTV FRM 95/105/105, Maximum DTI < 36%, Minimum reserves per Fannie Mae Selling Guide B3-5.4-01 Eligibility requirements for loans with non-traditional credit

• (6) Maximum LTV/CLTV/HCLTV FRM 95/95/95 with non-Community Seconds subordinate financing

• (7) 2-4 unit purchase transaction, a minimum 3% borrower contribution is required

General Product Information

• Loan Term	• 30-year
• Amortization	• Full, fixed rate mortgage (FRM)
• Occupancy	• Owner-occupied, primary residence
• Loan Purpose	<ul style="list-style-type: none"> • Purchase • Purchase with Repair Escrow (Improvement cost rolled into the first mortgage) • See Conventional Advantage Guide, Section 11.07 for additional guidance. • Refinance - Limited Cash-Out



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• General Product Information (continued)	
• Loan, Income and Purchase Price Limits	<ul style="list-style-type: none"> • See wheda.com for current Conventional Limits • See wheda.com for current FTHB/VALOR Limits (Preferred Interest Rates)
• Home Buyer Education	<ul style="list-style-type: none"> • Approved Mortgage Insurance (MI) Company • Framework • eHomeAmerica • HUD Approved Counseling Agency
• Landlord Education	<ul style="list-style-type: none"> • 2-unit property, LTV/CLTV/HCLTV greater than 85% • 3-4 unit property, LTV/CLTV/HCLTV greater than 75%
• Rates and Pricing	<ul style="list-style-type: none"> • See WHEDA Rate Sheet for current Conventional and FTHB HFA Preferred (MI) and HFA Preferred Risk Sharing (No MI) rates and pricing
• Servicing	<ul style="list-style-type: none"> • All loans sold servicing-released to WHEDA
• Lender Compensation	<ul style="list-style-type: none"> • Broker Channel – WHEDA-paid compensation only. Borrower-paid compensation is prohibited. • Mini Corr and Correspondent Channel – Lender-paid or Borrower-paid compensation plans eligible, determined by WHEDA Participating Lender.
• Fees	<ul style="list-style-type: none"> • \$500 WHEDA Purchase Review Fee • \$65 Tax Service Fee • \$35 Wire Fee, if applicable (Note: No fee for funds transfer via ACH) • \$50 Subordination Fee, Refinance Only
• Mortgage Insurance (MI)	<ul style="list-style-type: none"> • Required on HFA Preferred: <ul style="list-style-type: none"> • 97% LTV – 18% coverage • 95% LTV – 16% coverage • 90% LTV – 12% coverage • 85% LTV – 6% coverage • 80% LTV and lower – Not required • MI company overlays apply
Underwriting	<ul style="list-style-type: none"> • Broker and Mini Corr Channel – Refer to WHEDA Conventional Advantage Origination Guide. • Correspondent Channel – Refer to Correspondent Channel Conventional Overlays Grid
First Time Home Buyer and VALOR General Product Information	
FTHB Eligibility requirements	<ul style="list-style-type: none"> • Borrowers must qualify for a WHEDA Advantage Conventional loan • Be a FTHB, defined as an individual who has not owned a principal place of residence or had the benefit of home ownership in the last three years* <ul style="list-style-type: none"> *This requirement is waived if a borrower is a qualified military veteran (see VALOR loan guidelines), as defined in the Conventional Underwriting Guide or is purchasing a home in a federally designated Target Area • FTHB/VALOR Income and Purchase Price Limits
VALOR Eligibility requirements	<ul style="list-style-type: none"> • Borrowers must qualify for a WHEDA Advantage Conventional loan • Be a Qualified Veteran, defined as a military veteran with an honorable discharge or release as evidenced by Form DD-214 indicating honorable discharge or release in the Charter of Service* <ul style="list-style-type: none"> *NOTE: VA Certificate of Eligibility does not replace form DD-214 • FTHB/VALOR Income and Purchase Price Limits • *First-time home buyer requirement is waived
FTHB/VALOR Exclusions	<ul style="list-style-type: none"> • Borrowers who qualify for FTHB or VALOR program are not eligible to receive both the benefit of the preferred interest rate and the Mortgage Credit Certificate (MCC) program.

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