



## Conventional Mortgage Product Matrix

NOTE: HFA Preferred and HFA Preferred Risk Sharing are products created by Fannie Mae for exclusive use by State Housing Finance Agencies. HFA Preferred products are variances to Fannie Mae's **HomeReady™** product. Underwriting for IFA programs is delegated to the lender. Refer to the **HomeReady™** sections of the **Selling Guide** for current Fannie Mae eligibility and underwriting requirements.

	HFA Preferred	HFA Preferred Risk Sharing
<b>Income &amp; Purchase Price Limits</b>	Follow IFA Program Parameters	Follow IFA Program Parameters
<b>LTV/CLTV</b>		
Fannie Mae	97%/105%	97%/105%
Freddie Mac	97%/105% (Follow Freddie Mac Selling Guide - Home Possible Advantage)	97%/105% (Follow Freddie Mac Selling Guide - Home Possible Advantage)
<b>Automated Underwriting Options</b>		
Fannie Mae	Run through DU as "HFA Preferred" DU recommendation of "Approved Eligible" Required Use Special Feature Code 741	Run through DU as "HFA Preferred Risk Sharing" DU recommendation of "Approved Eligible" Required Use Special Feature Code 820
Freddie Mac	Run through LP as "HomePossible Advantage" Must receive Risk Class of "Accept"	Run through LP as "HomePossible Advantage" Must receive Risk Class of "Accept"
<b>Manual Underwriting Options</b>		
Fannie Mae	Permitted per FNMA <i>Selling Guide</i> and Eligibility Matrix	Permitted per FNMA <i>Selling Guide</i> and Eligibility Matrix
Freddie Mac	Not Permitted	Not Permitted
<b>Mortgage Insurance Coverage</b>	18% for LTV > 95% and <= 97% 16% for LTV > 90% and <= 95% 12% for LTV > 85% and <= 90% 6% for LTV > 80% and <= 85%	None
<b>Homebuyer Education Requirements</b>	Completion of the FinallyHome Homebuyer Education course required prior to note date by at least one borrower if all borrowers are first time homebuyers. If a borrower lacks access to the internet, in person homebuyer education with a HUD certified counselor is allowed. FinallyHome is available on the IFA website. Borrower fee is \$35.	Completion of the FinallyHome Homebuyer Education course required prior to note date by at least one borrower if all borrowers are first time homebuyers. If a borrower lacks access to the internet, in person homebuyer education with a HUD certified counselor is allowed. FinallyHome is available on the IFA website. Borrower fee is \$35.
<b>Ability to Repay/Points &amp; Fees</b>	Exempt from ATR; 5% cap on points and fees	Exempt from ATR; 5% cap on points and fees
<b>Adverse Market Delivery Charge Loan Level Price Adjustments (LLPAs)</b>	None None	None None

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