

# Overlay/Clarification Matrix

## FHA Approve/Eligible

Min FICO	580
VOR	In addition to VOR (or canceled checks/bank statements) a copy of the lease is required when Approve/Eligible finding is based on verified housing
Credit Score	All borrowers must have at least 1 credit score
Undisclosed Debt	Bank statements will be reviewed for undisclosed debt- all undisclosed debt must be addressed and verified via 3rd party
DTI	Approve/Eligible FICO < 620 requires DTI of <= 50%
Non Occupant Co-borrower	Minimum FICO of 620

## FHA Manual Underwrite

FICO	620 FICO with a max DTI of 50%, if over 45% need LIQUID/NON GIFT PITIA reserves are >3 months for 1-2 family or >6 months for 3-4 family and residual income exceeds VA guidelines.
Payment Shock	Max 50% if DTI exceeds 45%
Compensating Factors	Must meet FHA Compensating Factors
Non Owner Occupant	Not allowed

# Overlay/Clarification Matrix

## FHA All

### Assets

401k	401k assets require the terms of withdrawal whether liquidating or not
EMD	All EMD >= 1% of the purchase price must be verified. In addition, if borrower needs the EMD for MRI or if cash is being given to borrower at closing , the EMD must be verified

### Property

Ineligible Properties	Barndominiums, SUA (Single Unit Approval) Condominiums, co-ops, commercial buildings
Manufactured Housing	Min 640 FICO and 50% DTI; Title must be retired. No non-occupant coborrowers
Repair Escrows	On an exception basis only-- max escrow is \$10,000
2-4 Unit Properties	Rental cannot be used unless borrower has 6 months LIQUID reserves, FICO > 680, and DTI <= 50% (all reserves must be occupant borrower's funds)

### Programs

Ineligible Programs	203k Renovation, Energy Efficient Mortgages, Reverse Mortgages, Disaster 203(h), Mortgages on Indian land, Mortgage on Hawaiian Home Lands, Construction/Perm, Solar/Wind Technology Mortgages, PACE loans
---------------------	--

# Overlay/Clarification Matrix

## FHA All (continued)

### Misc.

Non-Perm Resident  
Aliens

All non-perm resident aliens must meet Keystone Allowable Non-US Citizen criteria

IBR

Income Based Repayment plans are acceptable as long as the repayment amount is above \$0.

EPO Penalty

12 months for all refinances listed for sale in the last year