

## FHLMC Conforming Fixed Rate – Product Description

<b>PRODUCT DESCRIPTION</b>	First lien, fully amortizing, Freddie Mac Conforming Fixed Rate 10, 15, 20, 25 or 30 year term See also Product Descriptions for Texas A6 Home Equity
<b>PRODUCT CODES</b>	<p><b>FHLMC – Loan Prospector Advisor (LPA)</b></p> <p><b>NOTE:</b> LPMI is Lender Paid MI, IMPI is Imagin, HP is Home Possible HO is HomeOne</p> <p><b>10 Year Conforming Fixed Rate</b></p> <ul style="list-style-type: none"> <li>• CF10-FHLMC, CF10-FHLMCLPMI, CF10-FHLMCIMPI</li> <li>• CF10-FHLMCHP, CF10-HPLPMI, CF10-FHLMCIMPI</li> <li>• CF10-FHLMCHO, CF10-HOLPMI, CF10-FHLMCIMPI</li> </ul> <p><b>15 year Conforming Fixed Rate</b></p> <ul style="list-style-type: none"> <li>• CF15-FHLMC, CF15-FHLMCLPMI, CF15-FHLMCIMPI</li> <li>• CF15-FHLMCHP, CF15-HPLPMI, CF15-FHLMCIMPI</li> <li>• CF15-FHLMCHO, CF15-HOLPMI, CF15-FHLMCIMPI</li> </ul> <p><b>20 year Conforming Fixed Rate</b></p> <ul style="list-style-type: none"> <li>• CF20-FHLMC, CF20-FHLMCLPMI, CF20-FHLMCIMPI</li> <li>• CF20-FHLMCHP, CF20-HPLPMI, CF20-FHLMCIMPI</li> <li>• CF20-FHLMCHO, CF20-HOLPMI, CF20-FHLMCIMPI</li> </ul> <p><b>25 year Conforming Fixed Rate</b></p> <ul style="list-style-type: none"> <li>• CF25-FHLMC, CF25-FHLMCLPMI, CF25-FHLMCIMPI</li> <li>• CF25-FHLMCHP, CF25-HPLPMI, CF25-FHLMCIMPI</li> <li>• CF25-FHLMCHO, CF25-HOLPMI, CF25-FHLMCIMPI</li> </ul> <p><b>30 year Conforming Fixed Rate</b></p> <ul style="list-style-type: none"> <li>• CF30-FHLMC, CF30-FHLMCLPMI, CF30-FHLMCIMPI</li> <li>• CF30-FHLMCHP, CF30-HPLPMI, CF30-FHLMCIMPI</li> <li>• CF30-FHLMCHO, CF30-HOLPMI, CF30-FHLMCIMPI</li> </ul>
<b>ELIGIBLE STATES</b>	Please refer to Chapter 2 or the <a href="#">Overlay Matrix</a>
<b>GEOGRAPHIC RESTRICTIONS</b>	Texas: See also Texas A6 Home Equity Product Description
<b>MAXIMUM LTV/CLTV/HCLTV</b>	Follow Freddie Mac Eligibility Matrix for Loan Prospector Advisor (LPA) loans- <a href="http://www.freddiemac.com/singlefamily/factsheets/sell/ltv_tltv.htm">http://www.freddiemac.com/singlefamily/factsheets/sell/ltv_tltv.htm</a>
<b>MINIMUM LOAN AMOUNT MAXIMUM LOAN AMOUNT</b>	None See Freddie Mac Loan Limits Page: <a href="https://www.fhfa.gov/Media/PublicAffairs/Pages/FHFA-Announces-Maximum-Conforming-Loan-Limits-for-2019.aspx">https://www.fhfa.gov/Media/PublicAffairs/Pages/FHFA-Announces-Maximum-Conforming-Loan-Limits-for-2019.aspx</a>
<b>AGE OF LOAN / PRIOR REJECTS</b>	Loans must have been closed no more than 60 days prior to delivery.  Loans previously rejected by Gateway or repurchased from Gateway, FNMA or FHLMC are ineligible.  Loans previously rejected by or required to be repurchased from a private investor, unless such prior rejection / repurchase is fully and specifically disclosed to Gateway in the loan file and Gateway determines the loan is eligible for purchase regardless of the prior investor’s determination.
<b>ASSUMPTIONS</b>	Not allowed
<b>BOND PROGRAMS</b>	Not allowed
<b>BUYDOWNS</b>	Not allowed

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<b>CONVERSION OF PRIMARY RESIDENCE</b>	No Rental Income considered for any lease executed with a family member or interested party to the purchase or loan transaction.
<b>CREDIT SCORE OVERLAY</b>	<p>≥620 with AUS Approval.</p> <p>Each borrower must have a minimum of one credit score with LPA Accept/ Accept when closing with a Gateway Second Lien</p>
<b>DOWN PAYMENT</b>	Per agency and specific MI company guidelines.
<b>DOWN PAYMENT ASSISTANCE</b>	<p>All down payment assistance programs must be prior approved by Gateway Government entity (e.g. federal, state, county, and tribal) approved DPA programs only. Gateway does not purchase Bond Program loans.</p> <p><a href="#">Click here</a> for a current list of Gateway approved DPA programs</p> <p>Some properties may qualify for Gateway Specialty Loan Programs with down payment assistance.</p>
<b>ESCROW HOLDBACKS</b>	Escrow Holdbacks must be completed prior to loan purchase, as evidenced by satisfactory final inspection.
<b>DTI</b>	<p>LPA Accept/Accept</p> <p>Up to 43% DTI with LPA Accept/Accept when closing with a Gateway Mortgage Second Lien. See also Product Description for Gateway Second Lien Mortgage.</p>
<b>ESCROW WAIVERS</b>	<ul style="list-style-type: none"> <li>• Escrow waiver price adjustments for conforming loans may vary according to loan terms and state. See the SRP Schedule for specific escrow waiver price adjustments.</li> <li>• Escrow waivers for conforming loans allowed for all states with LTV 80% or less if all items listed are met:             <ul style="list-style-type: none"> <li>• Flood Insurance is not required</li> <li>• Loan is not HPML</li> </ul> </li> <li>• All states, except California allowed on LTV &gt; 80% to &lt; 90% LTV if all times listed above are met, including these items as well:             <ul style="list-style-type: none"> <li>• Maximum DTI 40%</li> <li>• Minimum Credit Score 720</li> <li>• Mortgage Insurance must be single premium (Lender or Borrower paid)</li> <li>• No bankruptcy, foreclosure, short sale or short payoff dismissed, discharged or completed in last 3 years</li> </ul> </li> <li>• California allowed on LTV &gt; 80% to &lt; 90% if all items listed are met:             <ul style="list-style-type: none"> <li>• Flood Insurance is not required</li> <li>• Mortgage Insurance must be single premium (Lender or Borrower paid)</li> <li>• Loan is not HPML</li> </ul> </li> <li>• If waiving escrow for hazard insurance ONLY, no escrow waiver fee is charged. Select “No” for Waive Escrows in GEMS.</li> <li>• If waiving escrow for taxes ONLY, or, if waiving escrows for BOTH hazard insurance and taxes, the full escrow waiver fee adjustment applies. Select “Yes” for Waive Escrows in GEMS.</li> </ul>



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<b>ESCROW WAIVERS CONT.</b>	<ul style="list-style-type: none"> <li>• Escrow waiver for flood insurance is not allowed for properties requiring flood insurance, however, even if flood insurance is required to be escrowed, waiving hazard insurance and taxes for the property is allowed and fees are charged as applicable.</li> <li>• Escrows for flood insurance will not be required for loans secured by property that is part of a condominium, cooperative, or other project development, if the property is covered by flood insurance provided by and paid for, as a common expense, by the condominium association, cooperative, homeowners association, or other applicable group.</li> </ul>
<b>INELIGIBLE PROPERTY TYPES</b>	See <a href="#">Overlay Matrix</a> .
<b>INTEREST CREDIT AT CLOSING</b>	Cannot exceed 7 calendar days and must be used to reduce closing costs (e.g., cannot result in cash back to the borrower at closing.)
<b>INVESTMENT PROPERTIES / SECOND HOME</b>	<p>Follow Freddie Mac Eligibility Matrix for Loan Prospector Advisor (LPA) loans - <a href="http://www.freddiemac.com/singlefamily/factsheets/sell/ltv_tltv.htm">http://www.freddiemac.com/singlefamily/factsheets/sell/ltv_tltv.htm</a></p> <p><b>EXCEPT –</b> TRID rules apply requiring Loan Estimate and Closing Disclosure for all Second Homes and cash-out refinance investment properties.</p> <p>When the borrower does not own a primary residence, any investment property loan must qualify with full PITI payment.</p> <p>No Rental Income considered for any lease executed with a family member or interested party to the transaction. See also Non-Arm's Length and Primary Residence Conversion.</p>
<b>ITIN OVERLAY</b>	All borrowers must have a valid social security number; ITINs are not allowed.
<b>MORTGAGE INSURANCE</b>	<p>Eligible Mortgage Insurers are Arch, Essent Guaranty, Genworth, MGIC, National MI, and Radian.</p> <p><b>Acceptable MI types:</b></p> <ul style="list-style-type: none"> <li>• Borrower Paid Monthly Premium</li> <li>• Borrower Paid Single Premium</li> <li>• Lender Paid Single Premium</li> <li>• Borrower Paid Split Premium</li> <li>• Borrower Paid Annual Premium</li> </ul> <p><b>Unacceptable MI types:</b></p> <ul style="list-style-type: none"> <li>• Lender Paid Monthly Premium</li> <li>• Lender Paid Split Premium</li> <li>• Lender Paid Annual Premium</li> </ul> <p><b>Single premium financed MI permitted, subject to:</b></p> <ul style="list-style-type: none"> <li>• LPMI permitted per Agency Guidelines. Loan must be locked using the applicable LPMI product code.</li> <li>• Minimum or Reduced MI requiring a loan level price adjustment is not allowed regardless of LPA findings.</li> </ul> <p>NOTE: For Conforming Fixed Rate with LPA Accept/Accept, Gateway First Bank is able to offer Integrated Mortgage Insurance (IMAGIN) Fixed Rate, Freddie Mac's new mortgage insurance alternative that provides a simplified fulfillment experience.</p>
<b>NATURAL DISASTER POLICY</b>	Please refer to Chapter 2 Eligible Mortgage Loans.



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NON-ARM'S LENGTH AND CONFLICT OF INTEREST	See <a href="#">Overlay Matrix</a> .
OCCUPANCY	<ul style="list-style-type: none"> <li>• Primary</li> <li>• Second Home</li> <li>• Investment Properties</li> </ul>
PRINCIPAL CURTAILMENT AT CLOSING	See <a href="#">Overlay Matrix</a> .
QUALIFIED MORTGAGE LOAN	<p>For any loan that is subject to 12 CFR Section 1026.43, Gateway will only purchase the loan if (i) it meets the definition of a “Qualified Mortgage” as set forth in 12 CFR Section 1026.43(e) (2) Loan and (ii) complies with the Ability To Repay Standards, and all necessary evidence to demonstrate such compliance with 12 C.F.R. Part 1026.43(e) and 12 C.F.R. Part 1026.43(c) is included in the loan file transferred to Gateway. Any breach of these requirements shall be deemed to materially and adversely affect the value of the loan and shall require a repurchase of the affected loan.</p> <p>Loans that are not subject to 12 CFR Section 1026.43 will only be purchased if they meet all applicable agency and program guidelines. Any breach of these requirements shall be deemed to materially and adversely affect the value of the loan and shall require a repurchase of the affected loan.</p>
THIRD PARTY ORIGINATIONS “TPOs”	Gateway does not purchase loans originated through TPOs. (Client level exceptions may be considered for higher net worth Clients with a TPO program established for at least 3 years; strong TPO controls must be demonstrated. Contact your Sales Manager for consideration.)
UNDERWRITING	<p>LPA Accept/Accept required. Manual Underwriting not allowed.</p> <p>If the Client elects to use third-party contract underwriting, a copy of the applicable individual contract underwriter's NMLS license must be provided unless the applicable state does not require such licensing. The Client remains solely and unequivocally responsible for all representations and warranties regardless of Client's election to use a contract underwriter.</p>
FHLMC HOME POSSIBLE	<p><b>HOME POSSIBLE:</b></p> <ul style="list-style-type: none"> <li>• First lien, fully amortizing fixed rate community lending mortgage that offers underwriting flexibilities to qualified borrowers who meet specific income and home ownership criteria.</li> <li>• No borrower can have ownership interest in another property at time of closing. LP must indicate approval, notating “Home Possible”.</li> <li>• Purchase and No Cash-Out Refinance transactions only</li> <li>• 1-4 Unit</li> <li>• Max LTV/CLTV is 97/97</li> <li>• Secondary financing must be Affordable Seconds only for any Home Possible loan.</li> <li>• If all borrowers are first time home buyers (purchase transactions) then at least one borrower must participate in a homeownership education program before the note date.</li> </ul>



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<p><b>FHLMC HOME POSSIBLE CONT.</b></p>	<ul style="list-style-type: none"> <li>• Minimum Borrower Contribution:             <ul style="list-style-type: none"> <li>• 1-Unit – None when LTV/TLTV/HTLTV is <math>\leq</math> 80%</li> <li>• 1-Unit – None when LTV/TLTV/HTLTV is <math>&gt;</math> 80% - <math>\leq</math> 95%</li> <li>• 2-4 Unit – None when LTV/TLTV/HTLTV is <math>\leq</math> 80%</li> <li>• 2-4 Unit – 3% when LTV/TLTV/HTLTV is <math>&gt;</math> 80% - <math>\leq</math> 95%</li> </ul> </li> <li>• Minimum Reserves:             <ul style="list-style-type: none"> <li>• 1-Unit – None</li> <li>• 2-4 Unit – Two Months</li> </ul> </li> <li>• Income Restrictions:             <ul style="list-style-type: none"> <li>• For Loan Prospector Mortgages, Loan Prospector will determine the income eligibility of the Mortgage; for Non-Loan Prospector Mortgages, the Seller should use the Affordable Income &amp; Property Eligibility tool.</li> <li>• The borrowers' annual income cannot exceed 100% of the area median income limits or a higher percentage in designated high cost areas as indicated in Guide Section A34.7. No income limits apply if the Mortgaged Premises is located in an Underserved Area. Seller must attempt to verify all income reported on the Uniform Residential Loan Application. All reported income that is verified and meets the criteria for stable monthly income must be used to qualify the borrower and submitted to Loan.</li> </ul> </li> </ul>
<p><b>FHLMC HOMEONE</b></p>	<p><b>HOMEONE:</b></p> <ul style="list-style-type: none"> <li>• A low down payment option that serves the needs of more first-time homebuyers, along with no cash-out refinance borrowers.</li> <li>• Purchases and no cash-out refinances</li> <li>• No borrower geographic or income limits</li> <li>• Homebuyer education required for purchase transactions when all borrowers are first-time homebuyers.</li> <li>• One-unit properties with fixed rate financing only</li> <li>• Standard 35% mortgage insurance coverage required for LTVs <math>&gt;</math> 95%</li> <li>• Allows both Affordable Seconds and other secondary financing per Single-Family Seller/Service/Guide Bulletin requirements</li> </ul>

*Each loan must fully comply with all Agency Guide requirements unless otherwise specifically noted above. Clients with access to AllRegs can access the entire Fannie Mae Seller Guide and Freddie Mac Seller Guide. For your added convenience, specific Fannie Mae and Freddie Mac Guidelines may also be accessed from each Agency's website at the following links:*

- Freddie Mac Seller Guide: <http://www.freddiemac.com/singlefamily/guide/>
- Freddie Mac Home Possible Program Information: <http://www.freddiemac.com/homepossible/>
- Freddie Mac Home Possible At-a-Glance [http://www.freddiemac.com/learn/pdfs/mp/hp\\_glance.pdf](http://www.freddiemac.com/learn/pdfs/mp/hp_glance.pdf)
- Freddie Mac HomeOne Information: <http://www.freddiemac.com/singlefamily/mortgages/homeone/homeone.html>
- Freddie Mac HomeOne Fac Sheet: <http://www.freddiemac.com/singlefamily/factsheets/sell/pdf/homeone.pdf>

