

MyCommunityMortgage™ Loan Products
Features Matrix
(Single Loan Only)

Features	<ul style="list-style-type: none"> • DU Recommendations to EAI, EAI, and EAI-Eligible
Minimum Borrower Contributions	<ul style="list-style-type: none"> • 1-Unit - Minimum \$500.00 • 2: 4 Units – 3% from acceptable sources
Sources of Funds to Close	<ul style="list-style-type: none"> • Gift • Grant • Cash on Hand (1 unit only)
Income Limits	<ul style="list-style-type: none"> • 100% of AMI • 115% in non-metro areas • High Cost Areas • 170% Hawaii • 165% New York MSA • 140% California • 135% Boston MSA • 120% Portland/Seattle MSA • Fannie Neighbors™ have no AMI limits, use Geo Coder
Homebuyer Education	<ul style="list-style-type: none"> • Homebuyer Education Required • Landlord Counseling Required for 2-4 units
Loan Purpose	<ul style="list-style-type: none"> • Purchase • Rate/Term Refinance • Limited Cash-out Refinance
Terms	<ul style="list-style-type: none"> • 30 year fixed, fully amortizing only
Occupancy and Property Type	<ul style="list-style-type: none"> • Owner Occupied Only • Single Family Residence • Condominium (approved project) • Planned Unit Development (PUD) • No Manufactured Housing
Mortgage Insurance Coverage	<ul style="list-style-type: none"> • Borrower Paid MI- Determined by FNMA DU
CLTV Limits and Subordinate Financing	<ul style="list-style-type: none"> • CLTV maximum is 105% (approved NHSA JPS LLC subordinate financing only)
Ratios, Reserves, and Income Requirements	<ul style="list-style-type: none"> • Determined by DU • 2-4 units: 2 months reserves required (PITI)
Interested Party Contributions	<ul style="list-style-type: none"> • 90.01%-97% LTV – Maximum contribution is 3% • <90% LTV – Maximum contribution is 6%
Ownership of Property	<ul style="list-style-type: none"> • Borrower may not own another residence at the time of closing.
Collections/Charge Offs	<ul style="list-style-type: none"> • Does not need to be paid off prior to or at closing if the lender is able to confirm that the accounts pose no threat to Fannie Mae's first mortgage lien position.