

Maximum LTV/FICO Requirements			
Purchase		Rate and Term Refinance	
LTV/CLTV	FICO	LTV/CLTV	FICO
102.75%	550	102.75%	550
<p>NOTE: Up to 102.75% LTV (over 100% LTV <i>only if</i> the guarantee fee is financed; the loan amount may exceed the appraised value by the amount of the financed guarantee fee.</p>			
Guidance			
Loan Amount	<ul style="list-style-type: none"> • \$50,000 minimum loan amount on all products • \$75,000 on Manufactured Singlewide • Maximum loan amount is derived by the limitations applied when considering the maximum annual income at the program's maximum DTI • USDA High balance loans are ineligible for purchase by TMS 		
Ability to Repay (ATR) and Qualified Mortgage (QM) Rule	<ul style="list-style-type: none"> • The ATR/QM rule requires that you made a reasonable, good faith determination before or when you consummate a mortgage loan that the Borrower has a reasonable ability to repay the loan. TMS follows HUD and CFPB guidance in regards to QM. • Safe Harbor and Rebuttable Presumption QM loans are considered for purchase review with no additional overlays. • Correspondents are responsible for providing evidence of compliance with the ATR/QM rules. 		
High Cost/High Priced	<ul style="list-style-type: none"> • High cost loans are ineligible for purchase by TMS • Higher priced mortgage loans (HPML) are eligible for purchase review 		
Guarantee Fee	<ul style="list-style-type: none"> • 1.0%* upfront (*for guarantees issued 09/30/2016 or earlier, the upfront fee is 2.75%) • 0.35%* annually (*for guarantees issued 09/30/2016 or earlier, the annual fee is 0.50%) 		
Age of documents	<ul style="list-style-type: none"> • Credit documents must be no more than 120-days-old from the disbursement date, including credit reports, employment, income, and asset documents. • Preliminary Title Policy cannot be more than 180 days from the date of the Promissory Note signing date. 		

<p>Appraisal Requirements</p>	<ul style="list-style-type: none"> • A full appraisal completed on Fannie Mae Form 1004D or equivalent, accompanied by form 1004MC, is required for all submissions (excluding Streamlines). • Appraisers may perform an update of a previously completed appraisal using Fannie Mae Form 1004D/Freddie Mac Form 442/March 2005 when requested by the Mortgagee.
<p>AUS</p>	<ul style="list-style-type: none"> • GUS approval; or • Manual underwriting acceptable with USDA Conditional Commitment
<p>Credit</p>	<ul style="list-style-type: none"> • Minimum FICO of 550 • USDA loans to borrowers with no FICO are acceptable with USDA Conditional Commitment
<p>Borrower Eligibility/Title Vesting</p>	<ul style="list-style-type: none"> • U.S. citizens • Permanent resident aliens with proof of lawful permanent residence • Non-permanent resident alien immigrants with proof of lawful permanent residence <ul style="list-style-type: none"> ○ According to USCIS, deferred action does not equate to lawful permanent residency. <p>Borrowers may hold title individually, as joint tenants, as tenants in common, or inter vivos (except if Texas Home Equity transaction).</p> <p>Titles held in the following are not eligible for purchase consideration:</p> <ul style="list-style-type: none"> • Corporations • Partnerships • Real estate syndications • Irrevocable trusts are not eligible for purchase consideration.
<p>Product Type</p>	<p>30-year fixed rate</p>
<p>Amortization Type</p>	<p>Fully amortized</p>
<p>Occupancy</p>	<p>Primary residence only</p>

<p>Enhanced Combination Construction to Permanent Pilot</p>	<ul style="list-style-type: none"> Loans must conform to all the parameters set forth by the USDA SFH Guaranteed Loan Program in 7CFR 3555 & HB1-3555 Loan Note Guarantee is required prior to purchase by TMS Single Family homes, Manufactured Homes and Site Condos are acceptable For loans using float rate or terms re-amortization refer to TMS Seller's Manual for single or double closing construction to perm Subject Property must be located in one of the following states; Alabama, Arkansas, California, Colorado, Florida, Georgia, Indiana, Kentucky, Louisiana, Michigan, Missouri, Mississippi, New Mexico, New York, Ohio, Oregon, South Carolina, South Dakota, Tennessee, Texas and Washington.
<p>Disaster policy</p>	<ul style="list-style-type: none"> If an appraisal was completed on or prior to the incident period date(s) of the disaster, an interior and exterior re-inspection completed on either Form 1004D or Form 2075 will be required. <ul style="list-style-type: none"> Lender Certification may be provided in lieu of Reinspection (see TMS Seller's Manual for Lender Certification guideline). If the appraisal was inspected after the disaster incident period date(s), for a period of 90 days from the incident period end date the appraisal must include written certification from the Appraiser that: <ul style="list-style-type: none"> The subject property is free from damage and the disaster has had no effect on the value or marketability If the appraisal indicates damage, the extent of the damage must be addressed. Completion of repairs is required as evidenced by Form 1004D/442, Appraisal Update, and/or Completion report (with photos) prior to the closing of the loan. If an appraisal was not required due to a property inspection waiver or product type (e.g. FHA streamline or VA IRRRL), a re-inspection on either Form 1004D or Form 2075. <p>Note: Please refer to TMS and FEMA websites for recent updates on disaster areas.</p>
<p>Loan Purpose</p>	<ul style="list-style-type: none"> Purchase Rate & Term refinance (RD to RD only) Cash-out refinances are not eligible for purchase review by TMS
<p>Appraisal</p>	<ul style="list-style-type: none"> A full appraisal (Form 1004D or equivalent) is required for all submissions Appraisal cannot be older than 120 days from the date the Promissory Note was signed

Mortgage Insurance	<ul style="list-style-type: none"> • USDA loans are guaranteed for the life of the loan by the Department of Rural Development • USDA Guarantee Fee may be paid upfront by the Borrower or subject property's seller or financed into the loan amount
Qualifying Ratios	<ul style="list-style-type: none"> • 29/41 percent on GUS Refer or manual underwrites • Ratio waivers allowed with USDA approval
Income Limits	<ul style="list-style-type: none"> • Visit USDA Income and Property Eligibility website to determine income and property eligibility: http://eligibility.sc.egov.usda.gov • Borrowers adjusted gross income may not exceed RD guidelines for the specific area
Interested Party Contributions (IPC)	Up to 6%
Eligible Properties	<ul style="list-style-type: none"> • 1-unit primary residence located in a rural development designated rural area • All condos must be approved by FHA, VA, Fannie Mae, and Freddie Mac • Manufactured homes
Ineligible Properties	<ul style="list-style-type: none"> • Commercial properties including, but not limited to, bed and breakfasts, assisted living, boarding houses, working farms and ranches • Non-traditional home types (e.g. log homes, geo-dome) • Hawaiian properties located in lava zones 1 or 2, as determined by the USGS • Mixed-use • Cooperatives • Condotels • Hotel condominiums • Timeshares • Unimproved land and property currently in litigation • Commercial enterprises • Properties with deed restrictions are not eligible for purchase review by TMS • 2-4 units • No escrow waivers
Transaction Overlays	<ul style="list-style-type: none"> • No assigned purchase contracts • USDA Streamline Assist • Non-resident aliens and foreign nationals are not eligible • No negative amortization or balloon payments on subordinate financing