

USDA Standard			
Purchase		Rate and Term Refinance	
LTV/CLTV	FICO Range	LTV/CLTV	FICO Range
101.01%	640+	101.01%	640+
USDA Advantage			
Purchase		Rate and Term Refinance	
LTV/CLTV	FICO Range	LTV/CLTV	FICO Range
101.01%	550-639	101.01%	550-639
NOTE: Up to 101.01% 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.			
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. Sellers 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 0.35%* annually 		

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.
Appraisal Requirements	<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.
AUS	<ul style="list-style-type: none"> • GUS approval; or • Manual underwriting acceptable with USDA Conditional Commitment
Credit	<ul style="list-style-type: none"> • Minimum FICO of 550 • USDA loans to borrowers with no FICO are acceptable with USDA Conditional Commitment
Borrower Eligibility/Title Vesting	<ul style="list-style-type: none"> • U.S. citizens • Permanent resident aliens with proof of lawful permanent residence <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.
Product Type	30-year fixed rate
Amortization Type	Fully amortized

Occupancy	Primary residence only
Disaster policy	<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 FEMA's website for recent updates on disaster areas.</p>
Loan Purpose	<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
Appraisal	<ul style="list-style-type: none"> • A full appraisal (Form 1004D or equivalent) 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 • Ratios exceeding the above limit are allowed with USDA's approval (Maximum allowed ratio 34/44 percent)
Income Limits	<ul style="list-style-type: none"> • Visit USDA Income and Property Eligibility website to determine income and property eligibility: https://www.rd.usda.gov/files/RD-DirectLimitMap.pdf • Borrowers adjusted gross income may not exceed RD guidelines for the specific area

Interested Party Contributions (IPC)	<ul style="list-style-type: none"> 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 No negative amortization or balloon payments on subordinate financing