

**GREYHAWK AGENCY CONFORMING FIXED AND ARMS
FIXED - 15, 20, 30 AND 40 YEAR TERM
ARMS -3, 5, 7 AND 10 YEAR ARMS WITH EITHER 30 OR 40 YEAR TERMS
Interest Only Period (if available) 10 years**

PRODUCT CODES: GH10, GH15, GH20, GH30, GH40, GHCA3L, GHCA3LI, GHCA5L, GHCA5LI, GHCA7L, GHCA7LI, GHCA10L, GHCA10LI

	Units	LTV	CLTV	HCLTV	Ratios, Reserves, FICO and MI Requirements
Primary Residence	1	97%	N/A	N/A	Per DU/DO Findings
Purchase R/T Refi	1	80%	95%	N/A	
SFR, Condos & PUDS	1-2	95%	95%	95%	
	3-4	80%	80%	85%	
Primary Residence					
Cash Out Refi	1-2	90%	90%	95%	
SFR, Condos & PUDS	3-4	75%	75%	80%	
Second Home					
Purchase, R/T Refi					
SFR, Condos & PUDS	1	95%	95%	100%	
Second Home					
Cash Out					
SFR, Condos & PUDS	1	90%	90%	95%	
Investment					
Purchase R/T Refi	1-2	90%	90%	95%	
SFR, Condos & PUDS	3-4	75%	75%	80%	
N/O/O					
Cash Out Refi	1-2	85%	85%	85%	
SFR, Condos & PUDS	3-4	70%	70%	75%	

1-4 unit properties, detached and attached homes, units in condos and PUDS projects are allowed.

COOPS and manufactured housing are not allowed.

MAX FINANCING SUBJECT TO DECLINING MARKET POLICY OF INVESTOR, GRI AND MI COMPAINES AND AGENCIES

Expanded Approval and A Minus loans are not available

All programs with MI is subject to availability from the MI Companies and not all scenarios are eligible for insurance

Please consult your Account Executive or Underwriter to ensure eligibilty

Flex 97 loans are not permitted with any of the following amorization types;

Interest Only

Arms

Amorization term greater then 30 years

Loan Prospector Findings are not permitted on following programs;

A Minus Caution Loans

Alt 97 "no-cash out" refinances

LTV > 97%

40 year Term loans are only permitted with the following conditions

Max LTV - 95%

Max CLTV- 100%

Must either be a 5 year arm with 40 year term or 40 year fixed loan

DU/DO findings only

Owner Occupied only

1-2 Unit properties

FICO Requirements

580 is minimum required for DO/DU approval

2 Unit properties using the IO feature require a minimum fico of 660 for Purchase and Rate/Term Refinances

3-4 Unit properties using the IO feature require a minimum fico of 680 for Purchase and Rate/Term Refinances

Cash Out transactions using the IO feature must have a 700 fico for all multi-unit properties

FOR PRICING AND QUALIFYING THE LOWEST REPRESENTATIVE FICO SCORE IS TO BE USED

Minimum Loan Size - \$75,000.

CONFORMING LOAN LIMITS

	Contential US	Alaska
1 Unit	\$417,000	\$625,500
2 Unit	\$533,850	\$800,775
3 Unit	\$645,300	\$967,950
4 Unit	\$801,950	\$1,202,925