

**OAKMONT AGENCY CONFORMING FIXED
FIXED - 15, 20, 30 AND 40 YEAR TERM**

PRODUCT CODES: O15, O20, O30, O40,

	Units	LTV	CLTV	HCLTV	FICO	Ratios, Reserves and MI Requirements
Primary Residence	1	97%	97%	97%	580	Per DU/DO Findings
Purchase R/T Refi	1-2	95%	95%	100%	580	
SFR, Condos & PUDS	3-4	80%	80%	85%		
Primary Residence		90%	90%	90%	680	Per DU/DO Findings
Cash Out Refi	1-2	80%	90%	90%	PER AUS	
SFR, Condos & PUDS	3-4	75%	75%	80%		
Second Home						Per DU/DO Findings
Purchase, R/T Refi	1	95%	95%	100%	680	
SFR, Condos & PUDS	1	80%	80%	80%	580	
Second Home						Per DU/DO Findings
Cash Out						
SFR, Condos & PUDS	1 & CONDO	80%	90%	90%	PER AUS	
Investment	1-2 & CONDO	90%	90%	90%	720	Per DU/DO Findings
Purchase R/T Refi		80%	90%	90%	PER AUS	
SFR, Condos & PUDS	3-4	75%	75%	80%		
N/O/O						Per DU/DO Findings
Cash Out Refi	1-2 & CONDO	80%	85%	85%	PER AUS	
SFR, Condos & PUDS	3-4	70%	70%	70%		

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 Excecutive or Underwriter to ensure eligibilty

Loan Prospector Findings are not permitted on following programs;

- A Minus Caution Loans
- Alt 97 "no-cash out" refinances
- Terms > 30 years

All loans using LP findings with Subordinate Financing must reduce the max LTV by 5%

Invesment properties using LP with LTV between 75%-80% must receive Accept finding with only ineligible reason for LTV

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

Oakmont AGENCY CONFORMING FIXED

Fixed - 30 year term only

Interest Only Period (if available) 10 years

PRODUCT CODE: O30I

		Units	LTV	CLTV	HCLTV	FICO	Ratios, Reserves and MI Requirements
Primary Residence							
Purchase R/T Refi							
SFR, Condos & PUDS		1	97%	97%	100%	580	
Primary Residence							Per DU/DO Findings
Cash Out Refi							
SFR, Condos & PUDS		1	90%	90%	90%	580	
Second Home							Per DU/DO Findings
Purchase, R/T Refi							
SFR, Condos & PUDS		1	90%	90%	90%	680	
		1	80%	80%	80%	580	
Second Home							Per DU/DO Findings
Cash Out							
SFR, Condos & PUDS		1	75%	75%	80%	580	

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

Multi-Units, COOPS and manufactured housing are not allowed.

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

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 eligibly

Loan Prospector Findings are not permitted

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

Minimum Loan Size - \$75,000.

CONFORMING LOAN LIMITS

1 Unit

Contential US

\$417,000

Alaska and Hawaii

\$625,500

**OAKMONT AGENCY CONFORMING FIXED
FIXED - 15 AND 30 YEAR TERM
PRODUCT CODES: O15EA1, O15EA2, O30EA1, O30EA2**

	Units	LTV	CLTV	HCLTV	FICO	Ratios, Reserves and MI Requirements
Primary Residence Purchase R/T Refi SFR, Condos & PUDS	1-2	80%	95%	95%	620	Per DU/DO Findings
Primary Residence Cash Out Refi SFR, Condos & PUDS	1	80%	N/A	N/A	620	Per DU/DO Findings
Second Home Purchase, R/T Refi SFR, Condos & PUDS	1	80%	90%	95%	620	Per DU/DO Findings
Second Home Cash Out SFR, Condos & PUDS	ALL	Not Available				Per DU/DO Findings
Investment SFR, Condos & PUDS	ALL	Not Available				Per DU/DO Findings

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

All programs with MI is subject to availability from the MI Companies and not all scenarios are eligible for insurance
Please consult your Account Exceutive or Underwriter to ensure eligbitly

New Construction (any loan with the purpose of new construction or construction to perm (CTP)
that is under construction at time of application.

Loan Prospector A- is not permitted

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