



MAI Guideline Matrix

	Conventional	FHA	USDA	ECOP (Non QM)
Minimum Credit Score	620- Single Family 680 Units	580 With Approval 620 For Manual Underwrite 640 For FHA Streamline	620	500
Max Loan Amount	\$484,350 or county loan limits	The max. base mortgage amt. may NOT exceed: \$484,350 Must go by loan limits by county	Determined by DTI	\$1,500,000
Bankruptcy	Chapter 7 - 4 years * Chapter 13 - 4 years *	Chapter 7 - 2 years * Chapter 13 - 2 years *	Chapter 7 - 3 years * Chapter 13 - 3 years *	Chapter 7 -12 months Chapter 13 - 12 months Dismissed
Foreclosure	Must be seasoned a minimum of 7 years. *	Completed 36 Months prior to loan application. *	Completed 36 Months prior to loan application. *	1 Day out
Short Sale	Must be seasoned a minimum of 4 years. *	Completed 36 Months prior to loan application. *	Completed 36 Months prior to loan application. *	1 Day out
DTI	Based on AUS Findings	55% (With AUS Approval)	43%,(compensating factors the DTI can exceed this 43% but may not exceed 50% Must have GUS approval.)	43% (Up to 50% with compensating factors)
Minimum Down Payment	3% **	3.50%	None	10%
Max LTV	97% **	97.75% Cash-out Refi 85.00% Streamline Refi * 125.00%	102% financing based on appraised value	95%
CLTV	95%	Same as LTV	102% financing based on appraised value	N/A
Max Properties	4	4	4	10
Lender Fee	\$949	\$949	\$949	\$1,500

* = With extenuating circumstances, shorter wait periods are eligible.

** = ARMs require a 5% minimum down payment. Max LTV / CLTV is 95%.