

GOVERNMENT MATRIX
FHA STANDARD AND HIGH BALANCE

Property Type	Purchase		No Cash-Out Refi		Streamline Refi		Cash-Out Refi	
	LTV/CLTV	MIN FICO	LTV/CLTV	MIN FICO	LTV/CLTV	MIN FICO	LTV/CLTV	MIN FICO
1-4 Units	96.5%	580	97.5%	580	No MAX	580	80%	580
1-4 Units	96.5%	580	97.5%	580	No MAX	580	80%	600
Manufactured	96.5%	620	97.5%	620				

2023 FHA MORTGAGE LIMITS

Units	Standard	High Balance	High-Cost AK, Guam, HI, US Virgin Islands
1	\$472,030	\$1,089,300	\$1,633,950
2	\$604,400	\$1,394,775	\$2,092,150
3	\$730,525	\$1,685,850	\$2,528,775
4	\$907,900	\$2,095,200	\$3,142,800

FHA FUNDING FEES (UFMIP/MIP)

UFMIP	MIP (30 Yr. Note)		MIP (15 Yr. Note)	
	LTV	MIP (bps)	LTV	MIP (bps)
1.75%	≤90%	50	≤90%	15
	>90% - ≤95%	50	>90%	40
	>95%	55	≤78%	15
	≤90%	70	>78% - ≤90%	40
	>90% - ≤95%	70	>90%	65
	>95%	75		

VA MAXIMUMS

Property Type	MAX Loan Amount	Purchase		Cash-Out Refinance		IRRRL	
		LTV/CLTV	MIN FICO	LTV/CLTV	MIN FICO	LTV/CLTV	MIN FICO
1-4 Units	\$2MM ¹	100%	580	90%	580	No MAX	600
Manufactured ²	≤\$647,200	100%	620	90%	620	100%	620

2023 FUNDING FEES³

PURCHASE - First Time Use		PURCHASE - Subsequent Use		CASH-OUT REFINANCE	
Down Payment	Funding Fee	Down Payment	Funding Fee	First Use	Subsequent Use
Less than 5%	2.15%	Less than 5%	3.30%	2.15	3.30%
5% or more	1.50%	5% or more	1.50%		
10% or more	1.25%	10% or more	1.25%		

¹ MAX Loan amounts subject to Veterans Entitlement

² Limited to doublewide manufactured homes only

³ Actual amounts subject to Veterans Entitlement


PROGRAM OVERVIEW

Complete Guidelines	Where not specified within, refer to the respective agency guidelines	
	FHA	SF Handbook 4000.1
	VA	VA Lenders Handbook
Amended Tax Returns	<p>Accepted for the following amendment reasons:</p> <ul style="list-style-type: none"> • Amended for clerical items only (i.e., modifying a prior ITIN number to a newly issued SSN) • Amended for income-related items, under the following conditions: <ul style="list-style-type: none"> ○ Amended at least thirty (30) days before mortgage application taken. ○ Amendment shows on transcripts (stamped returns not acceptable) ○ Documentation supplied to support the increase, including but not limited to: <ul style="list-style-type: none"> ▪ 1099 or W2 showing missed/updated income. ▪ Canceled Checks or Bank Statements showing missed/updated rental income 	
Assets	<ul style="list-style-type: none"> • Bank Statements must show account activity for a full two (2) month period. • Internet Statements, obtained from financial institution’s website, must contain same information found on a standard bank statement. • VOD as stand-alone document not permitted unless obtained from a Third-Party Vendor. 	
Electronic Signatures/eSigning	<ul style="list-style-type: none"> • eSigning is allowed for most documents. • eSigning is not allowed for: <ul style="list-style-type: none"> ○ Note ○ Note Rider(s) ○ Notice of Right to Cancel ○ Security Instrument ○ Security Instrument Rider(s) 	
Frozen Credit Report	Not permitted – Full credit reports required	
Escrow Account	Escrow Account required; no escrow waiver allowed.	
Hazard Insurance	Replacement Cost is required on all files to ensure sufficient coverage is documented.	
Non-Permanent Resident Aliens	<p>These borrowers accepted under the following conditions:</p> <ul style="list-style-type: none"> • Acceptable Visa evidence (such as E-1, H-1B, H-2B, H-3, L1G Series, O-1) provided. • Borrower eligible to work in the U.S., as evidenced by EAD issued by the USCIS. • Borrower has valid Social Security Number (SSN) • Borrower satisfies the same requirements, terms, and conditions as those for U.S. citizen. • DACA: Borrowers with Category C33 work status under deferred action allowed as long as all Handbook guidelines are met. FHA only. • Diplomatic Immunity: Borrowers with Diplomatic Immunity ineligible • A12 EAD status ineligible 	
Social Security Number	All borrowers must have a valid SSN.	
Tax Transcripts	Per AUS	
VA IRRRL	<p>In addition to other VA overlays listed in this matrix, the following apply to VA IRRRLs:</p> <ul style="list-style-type: none"> • Credit Report (mortgage acceptable only) required with all credit scores listed. <p>Income documentation: standard documentation required when P&I payment increases 20% or more</p>	
PROGRAM OVERLAYS/REQUIREMENTS		
AUS Findings	Approve/Eligible	
Debts Paid by Others	Evidence of 12 monthly payments made by other party.	
Escrow Repair/Holdbacks	Not permitted	
Family-Owned Business	Two years tax returns are required regardless of AUS (DU or LPA) recommendation.	
FHA Streamline Refinance	<p>In addition to other FHA overlays listed in this matrix, the following apply to FHA Streamline Refinances:</p> <ul style="list-style-type: none"> • Asset section of loan application must be completed if funds needed to close (Sources of Funds guideline in the Handbook must be followed) • Bank statements required (most recent 1 month) • Credit Report (mortgage only acceptable) required with all credit scores listed. 	



	<ul style="list-style-type: none"> Income amount is not required on the application. Income source must be indicated on the loan application. Power of Attorney (POA) not allowed for properties held in trust
Frozen Credit Report	Not permitted – Full credit reports required
Ineligible Programs	<ul style="list-style-type: none"> 203(h) 203 (k) Build to own land. Community Land Trust Energy Efficient Mortgages (EEM) FHA Back to Work FHA Negative Equity Refinance Section 184 – Indian Home Loan Guarantee Program Section 223(e) - Declining Neighborhoods Section 247 - Hawaiian Homelands Indian Reservations or Native American Direct Loans TX 50 (a)(6) & TX 50 (a)(4) Loan Assumptions Section 8 Solar and wind technologies Short refi-with negative equity
Ineligible Properties	<ul style="list-style-type: none"> Co-Ops Indian Leased Land Property Flip of Non-Arm’s Length Transaction Solar Panels that affect first lien position Proposed and under construction properties. Renovation loan or construction to perm. Build to own
Layered Risk	<p>If 3 of the following are present, Underwriting Management review and approval is required.</p> <ul style="list-style-type: none"> Unstable work history Payment shock that exceeds 150% Less than 3 tradelines that have been active within the past 3 years for a minimum of 24-month duration. Any late payment in the last 12 months
Manual Underwriting	<p>MIN 640 FICO required and has a MIN 2 compensating factors:</p> <ul style="list-style-type: none"> 3 Months PITIA reserves – over the required cash to close. Gift funds or cash back due to a refinance excluded. New PITIA does not exceed current PITIA by more than \$100 or 5%, whichever is less and 0x30x12. No Discretionary Debt – Housing payment is the only open account with an outstanding balance, and the credit report shows established credit in the borrower’s name that has been open in the past 6 months, and document that these same accounts have been paid off in full in past 6 months. Borrower has additional income not included in the qualifying income. Income must be documented for a MIN of 12 months and if included DTI would not be more than 37/47. (non-borrowing spouses’ income cannot be used) Residual income meets the household requirements listed in the VA Lenders Handbook Chapter 4.9b and e.
Manufactured Housing	<ul style="list-style-type: none"> MIN FICO 620 Fixed Rate programs only Primary Residence only Purchase and Rate & Term only. Manufactured Homes that are subject to deed restrictions are not allowed. Leased Land property is not allowed.



	<ul style="list-style-type: none"> • Single-wide homes not allowed. • Must meet all other FHA/VA guidelines (if not specified in VA guidelines, follow FHA) • Must not have been installed or occupied previously at any other site or location. • Must be taxed as real property prior to application date.
Maximum DTI	<ul style="list-style-type: none"> • MAX 50% when FICO <620 • MAX 45% when FICO <600 • MAX 50% when loan amounts >\$1MM • DTI >50% & FICO <640 – 20% residual income required. • DTIs exceeding 60% requires a manager approval.
Maximum Loan Amount	\$100,000
Mortgage Credit Certificate	Not permitted
Multiple Loans to One Borrower	STG Mortgage allows up to eight (8) loans for one borrower, including the subject property, or a total of \$2.5MM in financing, whichever is less.
Non-Traditional Credit/Credit Reports	Not permitted
Power of Attorney (POA)	<ul style="list-style-type: none"> • POA permitted for closing documents only. • POA not permitted on initial disclosures. • A POA may not be eSigned and must be specific to the transaction. • A POA is not eligible for cash-out transactions or properties held in Trust.
Recently Listed Properties	Property must be off the market at least one day prior to mortgage application date.
Renegotiated Purchase Contract	<ul style="list-style-type: none"> • Not allowed; however, minor adjustments due to condition or other relevant factors are permitted. • Increase of sales price after appraisal completed is not permitted.
Reserves	VA loans - Loan amounts ≥\$1.0MM 3 Mo. PITIA reserves required
Sweat Equity	Not permitted
Temporary Buy-Downs	<ul style="list-style-type: none"> • Fixed Rate only • Lender and Borrower paid buydowns ineligible. • Fixed rate < 30 years not permitted. • Custom loan terms not permitted
Unpaid Federal Tax Debt	<p>STG Mortgage considers all unpaid tax debt from prior years as delinquent, even if lien has not been filed. Evidence of one of the following required:</p> <ul style="list-style-type: none"> • Payment plan must be established and at least one payment made in accordance with the agreement. Payment plan arrangements and evidence of payment required. • Delinquent Federal Tax Debt must be paid in full.
VA Cash-out Refinance with LTV >90%	Not Allowed
VA Joint Loans	2 or more unmarried Veterans when each are using their own entitlement requires manager approval

