



# GIANT ALT AGENCY

## Second Home/Investment Matrix

STANDARD CONFORMING AND HIGH-BALANCE/SUPER CONFORMING MATRIX				
OCCUPANCY	PROPERTY TYPE <sup>1</sup>	MAX LTV/CLTV/HCLTV		
		PURCHASE	RATE/TERM REFI	CASH OUT REFI
SECOND HOME	SFR/PUD/CONDO	90%	90%	75%
INVESTMENT PROPERTY	SFR/PUD/CONDO	85%	75%	75%
	2-4 Units	75%	75%	70%

<sup>1</sup>Row Homes in Baltimore City, MD: External-only BPO secondary valuation required within 10% tolerance

SELECT CONFORMING AND HIGH-BALANCE/SUPER CONFORMING MATRIX					
OCCUPANCY	PROPERTY TYPE <sup>1</sup>	MINIMUM FICO	MAX LTV/CLTV/HCLTV		
			PURCHASE	RATE/TERM REFI	CASH OUT REFI
SECOND HOME	SFR/PUD/CONDO	700	80%	80%	75%
INVESTMENT PROPERTY	SFR/PUD/CONDO	700	80%	75%	75%
	2-4 Units	700	75%	75%	70%

<sup>1</sup>Row Homes in Baltimore City, MD: External-only BPO secondary valuation required within 10% tolerance

PRODUCT OFFERINGS	
<b>Fixed Rate Products</b>	<ul style="list-style-type: none"> <li>Alt Agency Standard -10, 15, 20, 25, 30 year fixed               <ul style="list-style-type: none"> <li>Nonstandard terms available</li> </ul> </li> <li>Alt Agency Select - 15, 30 year fixed               <ul style="list-style-type: none"> <li>Nonstandard terms not allowed</li> </ul> </li> </ul>

2026 CONFORMING LOAN LIMITS 1-4 UNITS (Click Here)			
UNITS	GENERAL LIMITS	HIGH COST LIMITS <sup>1</sup>	HI - Kalawao & Maui Counties Only
1	\$832,750	\$1,249,125	\$1,299,500
2	\$1,066,250	\$1,599,375	\$1,663,600
3	\$1,288,800	\$1,933,200	\$2,010,950
4	\$1,601,750	\$2,402,625	\$2,499,100

<sup>1</sup> Includes Alaska & Hawaii, Honolulu, & Kauai counties in Hawaii

TOPIC	CRITERIA
<b>BASIC GUIDELINES</b>	<ul style="list-style-type: none"> <li>All loans must be underwritten to the more restrictive of the product matrix or DU or LPA findings report. Where both are silent, refer to the respective Agency guidelines, <a href="#">Fannie Mae Single Selling Guide</a> for DU and <a href="#">Freddie Mac Single-Family Seller/Service Guide</a> for LPA.</li> <li>Loans must be fully underwritten to either Fannie Mae or Freddie Mac guidelines and may not be combined</li> <li>Fannie Mae-approved DU Validation Service is not allowed</li> <li>Qualifying criteria are subject to change without notice</li> </ul>
<b>Amended Tax Returns</b>	<p>Accepted for the following amendment reasons:</p> <ul style="list-style-type: none"> <li>Amended for clerical items only (i.e. modifying a prior ITIN number to a newly issued SSN)</li> <li>Amended for income-related items, under the following conditions: <ul style="list-style-type: none"> <li>Amended at least 60 days before mortgage application taken</li> <li>Amendment shows on transcripts, stamped returns not acceptable</li> <li>Documentation supplied to support the increase, including but not limited to: <ul style="list-style-type: none"> <li>1099 or W2 showing missed/updated income</li> <li>Canceled checks or bank statements showing missed/updated rental income</li> </ul> </li> </ul> </li> </ul>
<b>Appraisals</b>	<ul style="list-style-type: none"> <li>Appraisal must meet all requirements of respective AUS and comply with all applicable regulations and standards including but not limited to USPAP, FIRREA, AIR and HVCC compliance</li> <li>Condition ratings must be C1 through C4 <ul style="list-style-type: none"> <li>C5 and C6 condition ratings are ineligible</li> </ul> </li> <li><b>DU:</b> Value Acceptance (PIW) allowed per AUS findings. Value Acceptance + PDR is not allowed, full appraisal required on all loans that receive a Value Acceptance + PDR finding</li> <li><b>LPA:</b> ACE Appraisal Waiver is permitted per AUS findings. ACE+ PDR waiver is not allowed, full appraisal required on all loans that receive an ACE + PDR finding.</li> </ul> <p><b>Note:</b> External-only BPO secondary valuation for row homes in Baltimore, City, MD is not required with a PIW/ACE</p>
<b>Assets</b>	<ul style="list-style-type: none"> <li>Follow respective AUS (DU or LPA)</li> <li>Internet Statements that are obtained from financial institution's website must contain same information found on a standard bank statement</li> <li>VOD as stand-alone document is not permitted unless obtained from a third-party vendor</li> <li>A custodial account, which is an account in a minor's name where the borrower is named only as custodian of the funds, is not eligible for use as closing costs, down payment, or reserves</li> </ul>
<b>Condominiums</b>	<ul style="list-style-type: none"> <li><b>FNMA only</b> - FNMA PERS Approved condos are eligible</li> <li><b>FHLMC only</b> - FHLMC Condo Project Advisor not allowed</li> <li>Leasehold not permitted</li> <li>Minimum square footage: 400 sq ft</li> </ul>

TOPIC	CRITERIA
<b>Credit</b>	<ul style="list-style-type: none"> <li>Follow respective AUS (DU or LPA)</li> <li>All borrowers must have at least one (1) valid credit score to be eligible for an 'Approved' recommendation (by DU or LPA)</li> <li>Extenuating circumstances are not allowed for Bankruptcy or Foreclosure</li> </ul>
<b>DTI</b>	<ul style="list-style-type: none"> <li>Follow respective AUS (DU or LPA)</li> </ul>
<b>Electronic Signatures/eSigning</b>	<ul style="list-style-type: none"> <li>eSigning is allowed for most documents</li> <li>eSigning is <u>not</u> allowed for: <ul style="list-style-type: none"> <li>Note</li> <li>Note Rider(s)</li> <li>Notice of Right to Cancel</li> <li>Security Instrument</li> <li>Security Instrument Rider(s)</li> </ul> </li> </ul>
<b>Eligible Properties</b>	<ul style="list-style-type: none"> <li>Single Family Residence (SFR)</li> <li>Warrantable Condominium (attached or detached)</li> <li>Planned unit development (PUD, attached or detached)</li> <li><b>Note:</b> Condominiums, unpermitted additions and ADUs must meet the respective requirements of FNMA or FHLMC</li> </ul>
<b>Escrow Waivers</b>	<ul style="list-style-type: none"> <li>CA: Not permitted with LTVs over 90%</li> <li>All other states: Not permitted on loans with LTVs over 80%</li> </ul>
<b>Family-Owned Business</b>	<ul style="list-style-type: none"> <li>Two (2) years tax returns are required regardless of AUS (DU or LPA) recommendation</li> </ul>
<b>Income/Employment</b>	<ul style="list-style-type: none"> <li>Follow respective AUS (DU or LPA)</li> <li>The following types of income are unacceptable: <ul style="list-style-type: none"> <li>Income that is not in accordance with all applicable federal, state and local laws, rules and regulations</li> <li>Any income generated from the cannabis or hemp industry</li> <li>Section 8 Housing Choice Vouchers</li> </ul> </li> </ul>
<b>Ineligible Programs</b>	<ul style="list-style-type: none"> <li>A- Risk Grade (FHLMC)</li> <li>Community Land Trusts</li> <li>CHOICEHome®, GreenCHOICE® (FHLMC)</li> <li>High-LTV Refinance (FNMA)</li> <li>HomePath, HomeStyle, HomeReady (FNMA)</li> <li>Home Possible, Enhanced Relief Refinance (FHLMC)</li> <li>Land Trusts</li> </ul>

TOPIC	CRITERIA
	<ul style="list-style-type: none"> <li>Native American Lands</li> <li>PACE Obligations attached to property</li> <li>Renovation Mortgages</li> </ul>
<b>Ineligible Properties</b>	<ul style="list-style-type: none"> <li>Co-Ops</li> <li>Indian Leased Land</li> <li>Manufactured homes</li> <li>Resale type Deed Restrictions</li> <li>Solar Panels that affect first lien position</li> </ul>
<b>Minimum Loan Amount</b>	<ul style="list-style-type: none"> <li>\$75,000</li> </ul>
<b>Mortgage Credit Certificate (MCC)</b>	<ul style="list-style-type: none"> <li>Not permitted</li> </ul>
<b>Mortgage Insurance (MI):</b>	<ul style="list-style-type: none"> <li>Borrower Paid, Lender Paid and Financed MI are allowed</li> <li>Reduced Premium and Split Premium is not allowed</li> </ul>
<b>Multiple Financed Properties</b>	<ul style="list-style-type: none"> <li>Follow respective Agency's requirements</li> </ul>
<b>Non-Arm's Length Transaction</b>	<ul style="list-style-type: none"> <li>Non-arm's length transactions, defined as purchase transactions in which there is a relationship or business affiliation between the seller and the buyer of the property, are not allowed</li> <li>Service providers (closing agent, title agent, appraiser, etc.) and principals or employees of OCMBC, Inc. may not provide services on their own transactions</li> </ul>
<b>Non-Permanent Resident Aliens</b>	<ul style="list-style-type: none"> <li>Non-permanent resident aliens are eligible under the following conditions: <ul style="list-style-type: none"> <li>Acceptable visa evidence provided</li> <li>Borrower eligible to work in the U.S., as evidenced by EAD issued by the USCIS</li> <li>Borrower has valid social security number (SSN)</li> <li>Borrower satisfies the same requirements, terms and conditions as those for U.S. Citizen</li> </ul> </li> <li>DACA borrowers with Category C33 work status under deferred action are ineligible</li> <li>Borrowers with Diplomatic Immunity are ineligible</li> </ul>
<b>Power of Attorney (POA)</b>	<ul style="list-style-type: none"> <li>POA may not be eSigned and must be specific to the transaction</li> <li>Not allowed on cash-out refinances</li> </ul>
<b>Reserves</b>	<ul style="list-style-type: none"> <li>Follow respective AUS (DU or LPA)</li> </ul>
<b>Social Security Number (SSN)</b>	<ul style="list-style-type: none"> <li>All borrowers must have a valid SSN</li> </ul>
<b>Solar</b>	<ul style="list-style-type: none"> <li>Follow respective Agency's requirements</li> </ul>



# GIANT ALT AGENCY

## Second Home/Investment Matrix

TOPIC	CRITERIA
<b>Tax Transcripts</b>	<ul style="list-style-type: none"><li>• Required when tax returns are used to qualify borrower income</li></ul>
<b>Temporary Buydowns</b>	<ul style="list-style-type: none"><li>• Not permitted</li></ul>
<b>Underwriting Method</b>	<ul style="list-style-type: none"><li>• All loans must receive AUS approval: FNMA DU Approve/Eligible or FHLMC Approve/Accept</li><li>• Manual underwriting is not allowed</li><li>• Fannie Mae-approved DU Validation Services are not allowed</li><li>• All loans must be underwritten to the more restrictive of the product matrix or DU or LPA findings report</li><li>• When the product matrix and AUS are both are silent, refer to the respective Agency guidelines, Fannie Mae Single Selling Guide for DU and Freddie Mac Single-Family Seller/Service Guide for LPA</li><li>• Loans must be fully underwritten to either Fannie Mae or Freddie Mac guidelines and may not be combined</li></ul>
<b>Unpaid Federal Tax Debt</b>	<ul style="list-style-type: none"><li>• Delinquent tax debt that has not become a lien and does not impact title (open liens reflected on credit report will impact title and must be paid off) may remain open provided the following are met:<ul style="list-style-type: none"><li>○ Repayment agreement to be provided</li><li>○ Evidence of at least one payment made under the plan(s) and payments are current</li></ul></li><li>• Delinquent tax debt that has become a lien or does not meet the requirements above is ineligible</li></ul> <p><b>Note:</b> Record of Account can be used in lieu of canceled check or proof of electronic payment</p>