



FREDDIE MAC PRODUCT MATRIX STANDARD CONFORMING AND SUPER CONFORMING

FREDDIE MAC STANDARD CONFORMING AND SUPER CONFORMING LTV MATRIX					
OCCUPANCY	PROPERTY TYPE ²	MINIMUM FICO	FIXED RATE & ARM ¹		
			MAX LTV/CLTV/HCLTV		
			PURCHASE	LIMITED C/O	C/O REFI
PRIMARY RESIDENCE	SFR/PUD/CONDO	550	95%	95%	80%
	2 UNITS ³	550	95%	95%	75%
	3-4 UNITS ⁴	550	95%	95%	75%
SECOND HOME	SFR/PUD/CONDO	550	90%	90%	75%
INVESTMENT PROPERTY	SFR/PUD/CONDO	550	85%	85%	75%
	2-4 UNITS	550	75%	75%	70%

¹ 620 min FICO required on ARM transactions
² Row Homes in Baltimore City, MD: External-only BPO secondary valuation required within 10% tolerance
³ Super Conforming loans: 85% max LTV/CLTV/HCLTV
⁴ Super Conforming loans: 80% max LTV/CLTV/HCLTV

FREDDIE MAC SELECT CONFORMING AND SUPER CONFORMING LTV MATRIX					
OCCUPANCY	PROPERTY TYPE ¹	MINIMUM FICO	FIXED RATE		
			MAX LTV/CLTV/HCLTV		
			PURCHASE	LIMITED C/O	C/O REFI
PRIMARY RESIDENCE	SFR/PUD/CONDO	700	80%	80%	80%
	2 UNITS		80%	80%	75%
	3-4 UNITS		80%	80%	75%
SECOND HOME	SFR/PUD/CONDO	700	80%	80%	75%
INVESTMENT PROPERTY	SFR/PUD/CONDO	700	80%	80%	75%
	2-4 UNITS		75%	75%	70%

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



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FREDDIE MAC HOME POSSIBLE LTV MATRIX ³		
FIXED RATE MORTGAGES ¹	MAX CONFORMING LTV/TLTV/HTLTV	MAX SUPER CONFORMING LTV/TLTV/HTLTV
1 UNIT	97% ²	95% ²
2 UNITS	95%	85%
3-4 UNITS	95%	80%

¹ ARM loans ineligible
² TLTV ratio up to 105% is permitted when secondary financing is a Freddie Mac [Affordable Second](#); OCMBC does not provide financing for 2nd mortgage; broker must source approved 2nd lien financing that meets Freddie Mac guidelines and would subordinate at closing.
³ 550 min FICO required

FREDDIE MAC HOMEONE [®] LTV MATRIX ³		
FIXED RATE MORTGAGES ¹	MAX CONFORMING LTV/TLTV/HTLTV	MAX SUPER CONFORMING LTV/TLTV/HTLTV
1 UNIT	97% ²	Not Eligible on HomeOne [®]

¹ ARM loans ineligible
² TLTV ratio up to 105% is permitted when secondary financing is a Freddie Mac [Affordable Second](#); OCMBC does not provide financing for 2nd mortgage; broker must source approved 2nd lien financing that meets Freddie Mac guidelines and would subordinate at closing. See the [Freddie Mac HomeOne[®] Product Fact Sheet](#) for additional requirements; criteria on subsequent pages apply
³ 550 min FICO required

2026 CONFORMING LOAN LIMITS 1-4 UNITS (CLICK HERE)			
UNITS	GENERAL LIMITS	HIGH-COST LIMITS ¹	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

¹ Includes Alaska & Hawaii, Honolulu, & Kauai counties in Hawaii

FIXED PRODUCT OFFERINGS	
Fixed Rate Products	<ul style="list-style-type: none"> • FHLMC Standard - 10, 15, 20, 25, 30 year fixed <ul style="list-style-type: none"> ○ Nonstandard terms available • FHLMC Select – 15, 30 year fixed <ul style="list-style-type: none"> ○ Nonstandard terms not allowed



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ARM PRODUCT OFFERINGS							
Product	ARM Caps	Amortization Months	Margin	Index	Floor	Lookback	Qualifying Rate
5/6 SOFR ARM	2/1/5	360	2.75	30-Day Avg SOFR	Margin	45 days	Greater of the fully indexed rate or Note rate plus 2.00%
7/6 SOFR ARM	5/1/5						Note rate
10/6 SOFR ARM							IL, MA, MD (Purchase only), NM and PA: Qualifying rate is the greater of the Note rate or the fully indexed rate (index rate + margin). The LPA qualifying rate may need to be adjusted.
<p style="text-align: right;">Note: HPML loans are ineligible</p>							
<ul style="list-style-type: none"> Nonstandard terms not allowed 							

TOPIC	CRITERIA
BASIC GUIDELINES	<ul style="list-style-type: none"> Criteria in this matrix apply to FHLMC (Freddie Mac) conforming guidelines Refer to FHLMC Single Family Seller/Servicer Guide for additional guidance Information in this matrix is subject to change without notice
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 sixty (60) 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
Appraisal/Appraisal Alternatives	<ul style="list-style-type: none"> Full appraisal is required with the following alternatives permitted when offered by LPA ACE is allowed when offered by LPA ACE + PDR is allowed when LPA issues an ACE+PDR offer <ul style="list-style-type: none"> General Requirements (ACE+PDR) <ul style="list-style-type: none"> Required repairs or alterations must be documented per FHLMC Seller/Servicer requirements

TOPIC	CRITERIA
	<ul style="list-style-type: none"> • Ineligible Transactions (applies to both ACE and ACE+PDR): <ul style="list-style-type: none"> ○ 2-4 unit properties ○ Construction-to-permanent financing ○ Investment properties ○ Leasehold properties ○ Manufactured homes ○ Non-arm's length transactions ○ Primary residence (1-unit) when rental income from an ADU is used to qualify ○ Properties with resale restrictions (including Community Land Trusts and age-related deed restrictions) ○ Purchase price or estimated value \geq \$1,000,000 ○ Seller is a lender or government entity ○ Seller-owned modified mortgages that are Home Possible mortgages ○ Texas 50 (a)(6) and Texas 50 (f)(2) • Refer to the FHLMC Single Family Seller/Service Guide for ACE and ACR+PDR full eligibility details • If a full appraisal is obtained for any reason, it must be used • If the ACE or ACE+PDR offer is lost due to qualifying changes after property data report collections, a full appraisal is required • A full appraisal is required if a Value Acceptance or Value Acceptance + Property Data is allowed and not exercised <p>Note: External-only BPO secondary valuation for rom homes in Baltimore City, MD is not required with an ACE</p>
ARMs	<ul style="list-style-type: none"> • 5/6 ARM: Borrowers are limited to owning only one (1) financed property (1-4 unit); if the borrower will own more than one (1) financed property, including the subject property, 5/6 ARM is ineligible • IL, MA, MD (Purchase only), NM and PA: 7/6 and 10/6 ARMs require qualifying rate at the greater of the Note rate or the fully indexed rate (index rate + margin). The LPA qualifying rate may need to be adjusted to comply with this requirement.
Assets	<ul style="list-style-type: none"> • The following are unacceptable sources for downpayment, closing costs and reserves: <ul style="list-style-type: none"> ○ Assets derived from the production or sale of marijuana ○ An account in a minor's name where the borrower is named only as custodian of the funds • Internet Statements, obtained from financial institution's website, must contain the same information found on a standard bank statement. • VOD as stand-alone document not permitted unless obtained from a Third-Party Vendor
Asset and Income Modeler (AIM)	<ul style="list-style-type: none"> • Not permitted



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TOPIC	CRITERIA
Condominiums	<ul style="list-style-type: none"> • FHLMC Condo Project Advisor not permitted • Leasehold not permitted • Minimum square footage: 400 Sq Ft
Credit	<ul style="list-style-type: none"> • All borrowers must have at least one (1) valid credit score to be eligible for an 'Accept' recommendation (LPA) • 550 minimum credit score • Extenuating circumstances are not allowed for Bankruptcy or Foreclosure
Electronic Signatures/eSigning	<ul style="list-style-type: none"> • eSigning is allowed for most documents • eSigning is <u>not</u> allowed for: <ul style="list-style-type: none"> ○ Note ○ Note Rider(s) ○ Notice of Right to Cancel ○ Security Instrument ○ Security Instrument Rider(s)
Employment Verification	<ul style="list-style-type: none"> • Direct electronic verification of employment by third-party vendors is not permitted
Family-Owned Business	<ul style="list-style-type: none"> • Two (2) years tax returns are required regardless of AUS (LPA) recommendation
Higher Priced Covered Transactions (HPCT)/ Higher Priced Mortgage Loans (HPML)	<ul style="list-style-type: none"> • Higher Priced Covered Transactions (HPCT) loans are ineligible • Higher Priced Mortgage Loans (HPML) transactions are eligible. HPML guidelines require: <ul style="list-style-type: none"> ○ Establishment of an escrow account for taxes and insurance premiums on any transaction secured by a principal residence or second home regardless of LTV. ○ Must meet all applicable state and/or federal compliance requirements ○ ARM loans that are HPML are ineligible
Income	<ul style="list-style-type: none"> • The following types of income are unacceptable: <ul style="list-style-type: none"> ○ Income that is not in accordance with all applicable federal, state and local laws, rules and regulations ○ Any income generated from the cannabis or hemp industry ○ Section 8 Housing Choice Vouchers
Ineligible Programs - FHLMC	<ul style="list-style-type: none"> • A- Risk Grad • CHOICEHome® • Enhanced Relief Refinance • GreenCHOICE® • Home Possible ARMs and Manual Underwrites • Home Possible Reduced Mortgage Insurance Option • Native American Lands



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TOPIC	CRITERIA		
	<ul style="list-style-type: none"> • PACE Obligations attached to property • Renovation Mortgages (including HomeOne®) 		
Ineligible Properties	<ul style="list-style-type: none"> • Co-Ops • Indian Leased Land • Property Flip of Non-Arm's Length Transaction • Resale type deed restrictions; age-related deed restrictions are acceptable for one-unit primary residences only • Solar Panels that affect first lien position • Properties with condition ratings of C5 or C6 		
Manufactured Housing	<ul style="list-style-type: none"> • Fixed Rate programs only, ARM loans ineligible • Not permitted: <ul style="list-style-type: none"> ○ Manufactured Homes that are subject to deed restrictions ○ Leased Land property ○ Single-wide homes ○ New Construction • Must meet all other FHLMC guidelines • 95% Maximum LTV 		
Minimum Loan Amount	<ul style="list-style-type: none"> • \$75,000 		
Mortgage Credit Certificate (MCC)	<ul style="list-style-type: none"> • Not permitted 		
Mortgage Insurance (MI)	<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> Permitted: <ul style="list-style-type: none"> • Borrower Paid • Lender Paid • Financed </td> <td style="width: 50%; vertical-align: top;"> Not Permitted: <ul style="list-style-type: none"> • Reduced Premium • Split Premium </td> </tr> </table>	Permitted: <ul style="list-style-type: none"> • Borrower Paid • Lender Paid • Financed 	Not Permitted: <ul style="list-style-type: none"> • Reduced Premium • Split Premium
Permitted: <ul style="list-style-type: none"> • Borrower Paid • Lender Paid • Financed 	Not Permitted: <ul style="list-style-type: none"> • Reduced Premium • Split Premium 		
Multiple Financed Properties	<ul style="list-style-type: none"> • Must comply with FHLMC's limitations on the maximum number of financed properties • Minimum 720 score for borrower(s) who own more than six (6) financed properties 		
Non-Permanent Resident Aliens	These borrowers accepted under the following conditions: <ul style="list-style-type: none"> • Acceptable Visa evidence 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: With Category C33 work status under deferred action, DACA borrowers are ineligible • Diplomatic Immunity: Borrowers with Diplomatic Immunity ineligible 		



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TOPIC	CRITERIA
Power of Attorney (POA)	<ul style="list-style-type: none"> • A POA may not be eSigned and must be specific to the transaction
Social Security Number (SSN)	<ul style="list-style-type: none"> • All borrowers must have a valid SSN
Tax Transcripts	<ul style="list-style-type: none"> • Required when tax returns are used to qualify borrower income
Temporary Buydowns	<ul style="list-style-type: none"> • Allowed with limitations on fixed rate loans – see 'Temporary Buydown Guide' below for specific terms and conditions • ARM loans ineligible
Underwriting Method	<ul style="list-style-type: none"> • All loans must receive an LPA “Accept” recommendation • Manual underwriting not permitted • Note: only the ACE appraisal waiver is permitted – full appraisals are required regardless of LPA recommendation / messaging when LPA offers the ACE+ PDR waiver.
Unpaid Federal Tax Debt	<ul style="list-style-type: none"> • 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"> ○ Repayment agreement to be provided ○ Evidence of at least one payment made under the plan(s) and payments are current • Delinquent tax debt that has become a lien or does not meet the above requirements is ineligible • Note: Record of Account can be used in lieu of canceled check or proof of electronic payment

TEMPORARY BUYDOWN GUIDE	
Product Eligibility	<ul style="list-style-type: none"> • 30-Year fixed rate only • Conforming and Super Conforming loan amounts • Primary residence and second home • Purchase Transactions only • Single Family (1-2 Units), PUD and Condo only • Seller/Builder funded only
Term of Buydown	<ul style="list-style-type: none"> • 2/1 Buydown: <ul style="list-style-type: none"> ○ 24-month term ○ Initial interest rate temporarily reduced by no more than two (2) percent below the Note rate and increased by no more than one (1) percent annually for no more than two (2) years, with the non-reduced Note rate applying for years three (3) through 30 • 1/0 Buydown



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	<ul style="list-style-type: none">○ 12-month term○ Initial interest rate temporarily reduced by no more than one percent below the Note rate, with the non-reduced Note rate applying for years two (2) through 30
Underwriting Criteria	<ul style="list-style-type: none">• Borrowers qualified using Note rate, not buydown rate• Standard Interested Party Contribution (IPC) guidelines apply• Seller/Builder funded only