GIANT ALT AGENCY
Second Home/Investment Matrix

STANDARD CONFORMING AND HIGH-BALANCE/SUPER CONFORMING MATRIX					
OCCUPANCY	**PROPERTY TYPE[1]**	**MAX LTV/CLTV/HCLTV**			
		MINIMUM FICO[2]	**PURCHASE**	**RATE/TERM REFI**	**CASH OUT REFI**
SECOND HOME	SFR/PUD/CONDO	550	90%	90%	75%
INVESTMENT PROPERTY	SFR/PUD/CONDO	550	85%	75%	75%
	2-4 Units	550	75%	75%	70%

[1] Row Homes in Baltimore City, MD: External-only BPO secondary valuation required within 10% tolerance
[2] For LTVs > 80%, the minimum FICO is 600 and subject to additional FICO PMI requirements

SELECT CONFORMING AND HIGH-BALANCE/SUPER CONFORMING MATRIX					
OCCUPANCY	**PROPERTY TYPE[1]**	**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%

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

PRODUCT OFFERINGS	

Fixed Rate Products	• Alt Agency Standard -10, 15, 20, 25, 30 year fixed
	  ○ Nonstandard terms available
	• Alt Agency Select - 15, 30 year fixed
	  ○ Nonstandard terms not allowed

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

TOPIC	CRITERIA
BASIC GUIDELINES	• 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, Fannie Mae Single Selling Guide for DU and Freddie Mac Single-Family Seller/Servicer Guide for LPA. • Loans must be fully underwritten to either Fannie Mae or Freddie Mac guidelines and may not be combined • Fannie Mae-approved DU Validation Service is not allowed • Qualifying criteria are subject to change without notice

Amended Tax Returns	Accepted for the following amendment reasons:
	• 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:
	  ○ Amended at least 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:
	  ▪ 1099 or W2 showing missed/updated income
	  ▪ Canceled checks or bank statements showing missed/updated rental income

Appraisals	• Accepting 3.6 appraisals as of 10.15.26 • 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 • Condition ratings must be C1 through C4 ○ C5 and C6 condition ratings are ineligible • **DU**: 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 • **LPA**: 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. **Note:** External-only BPO secondary valuation for row homes in Baltimore, City, MD is not required with a PIW/ACE
Assets	• Follow respective AUS (DU or LPA) • Internet Statements that are obtained from financial institution's website must contain same information found on a standard bank statement • VOD as stand-alone document is not permitted unless obtained from a third-party vendor • 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
Condominiums	• **FNMA only** - FNMA PERS Approved condos are eligible • **FHLMC only –** FHLMC Condo Project Advisor not allowed • Leasehold not permitted

TOPIC	CRITERIA
	• Minimum square footage: 400 sq ft
Credit	• Follow respective AUS (DU or LPA) • All borrowers must have at least one (1) valid credit score to be eligible for an 'Approved' recommendation (by DU or LPA) • 550 minimum credit score • Extenuating circumstances are not allowed for Bankruptcy or Foreclosure
DTI	• Follow respective AUS (DU or LPA)

Electronic Signatures/eSigning	• eSigning is allowed for most documents
	• eSigning is not allowed for:
	  ○ Note
	  ○ Note Rider(s)
	  ○ Notice of Right to Cancel
	  ○ Security Instrument
	  ○ Security Instrument Rider(s)

Eligible Properties	• Single Family Residence (SFR) • Warrantable Condominium (attached or detached) • Planned unit development (PUD, attached or detached) • **Note:** Condominiums, unpermitted additions and ADUs must meet the respective requirements of FNMA or FHLMC
Escrow Waivers	• CA: Not permitted with LTVs over 90% • All other states: Not permitted on loans with LTVs over 80%
Family-Owned Business	• Two (2) years tax returns are required regardless of AUS (DU or LPA) recommendation

Income/Employment	• Follow respective AUS (DU or LPA)
	• The following types of income are unacceptable:
	  ○ 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	• A- Risk Grade (FHLMC) • Community Land Trusts • CHOICEHome®, GreenCHOICE® (FHLMC) • High-LTV Refinance (FNMA) • HomePath, HomeStyle, HomeReady (FNMA)

TOPIC	CRITERIA
	• Home Possible, Enhanced Relief Refinance (FHLMC) • Land Trusts • Native American Lands • PACE Obligations attached to property • Renovation Mortgages
Ineligible Properties	• Co-Ops • Indian Leased Land • Manufactured homes • Resale type Deed Restrictions • Solar Panels that affect first lien position
Minimum Loan Amount	• $75,000
Mortgage Credit Certificate (MCC)	• Not permitted
Mortgage Insurance (MI):	• Borrower Paid, Lender Paid and Financed MI are allowed • Reduced Premium and Split Premium is not allowed
Multiple Financed Properties	• Follow respective Agency's requirements
Non-Arm's Length Transaction	• 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 • Service providers (closing agent, title agent, appraiser, etc.) and principals or employees of OCMBC, Inc. may not provide services on their own transactions

Non-Permanent Resident Aliens	• Non-permanent resident aliens are eligible under the following conditions:
	  ○ 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 borrowers with Category C33 work status under deferred action are ineligible
	• Borrowers with Diplomatic Immunity are ineligible

Power of Attorney (POA)	• POA may not be eSigned and must be specific to the transaction • Not allowed on cash-out refinances
Reserves	• Follow respective AUS (DU or LPA)
Social Security Number (SSN)	• All borrowers must have a valid SSN

TOPIC	CRITERIA
Solar	• Follow respective Agency's requirements
Tax Transcripts	• Required when tax returns are used to qualify borrower income
Temporary Buydowns	• Not permitted
Underwriting Method	• All loans must receive AUS approval: FNMA DU Approve/Eligible or FHLMC Approve/Accept • Manual underwriting is not allowed • Fannie Mae-approved DU Validation Services are not allowed • All loans must be underwritten to the more restrictive of the product matrix or DU or LPA findings report • 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/Servicer Guide for LPA • Loans must be fully underwritten to either Fannie Mae or Freddie Mac guidelines and may not be combined
Unpaid Federal Tax Debt	• 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: ○ 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 requirements above is ineligible **Note**: Record of Account can be used in lieu of canceled check or proof of electronic payment