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FHA Product Matrix

ELIGIBILITY MATRIX · UPDATED 08/28/2026

FHA ELIGIBILITY

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SPECIAL CIRCUMSTANCE	CREDIT SCORE	MAXIMUM LTV[1]
None	580+	96.5%
Manual Underwrite	620+	96.5%
Manufactured Home Purchase or Rate & Term Refinance	620+	95%
Manufactured Home Cash Out Refinance	640+	95%
FHA Steamline	580+	Does Not Apply
FHA Streamline Manufactured Home	620+	110%
Cash Out Refinance	See Above	80% LTV
Rate & Term Refinance	See Above	97.75% LTV
Simple Refinance Second Home	See Above	85%
203(b) Investment	See Above	75%

[1] When multiple circumstances apply the lowest LTV is used. Additional reductions to LTV may be applied.

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EQUAL HOUSING OPPORTUNITY

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FHA Product Matrix

UNDERWRITING REQUIREMENTS · UPDATED 08/28/2026

MAXIMUM LOAN AMOUNT

Based on property location

https://entp.hud.gov/idapp/html/hicostlook.cfm

UNDERWRITING REQUIREMENTS	
Age of Docs	• Credit Documents: (Income/Assets/Credit Report/Employment) Max 120 Days as of disbursement date • Preliminary Title Policy: Max 180 days as of the NOTE date.
Appraisal	• Completed by FHA Appraiser: Residential(1004), Manufactured (1004C), Condominium (1073), Income Property (1025), Appraisal Update (1004D) • Not required for Streamline refinance on stick built properties.
Assets	• Down Payment Assistance, Gift funds, Gift of Equity, and Sweat Equity are allowed • Interested Party Contributions and Minimum Borrower Contributions may apply
Cash Out	Borrowers may not have multiple cash-out transactions within the prior 12 months on the same property.
Credit/Tradelines	• All borrowers must have at least 1 credit score via merged credit report. • No Frozen Bureaus allowes.
DTI	Max DTI will be evaluated by AUS
Eligible Products	• Section 203(b) Basic with ADP code of 703 • Section 234 (c) Condominiums with ADP codes of 734 • Simple Refinances allowed in accordance with FHA's guidelines.
Escrow Waiver	Escrow waiver is not allowed.
Income	• Refer to Fannie Mae/Freddie Mac Selling Guidelines • Income or assets derived from the production or sale of marijuana, bitcoin or other • cryptocurrencies, restricted stock or Restricted stock units (RSU)
Ineligible Products	• Any FHA programs/mortgage types identified in the FHA Handbook that are not specifically allowed • in the Eligible Mortgage Types above, including but not limited to: • Energy Efficient Mortgages, Weatherization, Solar and Wind, GPM, One Time Close Construction to Permanent CP • Sections 203(k), 184, 248, Reverse Mortgages, Good Neighbor Next Door, FHA Back to Work, HUD $100 down
Interest Only	Not Available
Mortgage Insurance	Required for LTV > 80%
Mortgage History	Mortgage history will be evaluated by AUS
Points & Fees	Must meet ATR • HPML are only allowed on Fixed rate product • High-Cost loans are not allowed.
Property Type	• Attached, Detached, semi-detached • Single Family Residence, 2–4 Unit, FHA Approved Condominium, Planned Unit Development, Multi-Wide Manufactured, Rural Property (excluding working farms/ranches)
Reserves	Reserves will be evaluated by AUS
Residency	Citizen, Permanent Resident
State Specifics	The United States (including DC) • Maryland - Excluding Baltimore County and Baltimore City - Investment Only • Texas 50(a)(6) is ineligible • Property located in Virgin Islands are ineligible
Temporary Buy Downs	• Allowed only on 30 year fixed • Max reduction of 3%, max increase per year of 1% (1/0, 2/1, and 3/2/1 allowed) • Purchase of Principal Residence only • Ineligible: Borrower funded buydowns, 2–4 Unit properties, High Balance Loan • Not allowed on streamline refinance.
Title	Individual, Joint, Trust
Underwriting Type	Loans must be submitted through TOTAL Scorecard

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