AD Mortgage

The power of yes.

FREDDIE MAC PRODUCT MATRIX

Updated: 08/28/2026

Occupancy	Transaction Type	Number of Units	Max LTV, CLTV, HCLTV
STANDARD ELIGIBILITY			
Principal Residence	Purchase Limited Cash-out Refinance	1 unit	95%
		2 Unit	95% High Balance: 85%
		3-4 Unit	95% High Balance: 80%
		Manufactured Home	95%
		Condominium[1]	90%
	Cash-Out Refinance	1 Unit	80%
		2-4 Unit	75%
		Manufactured Home	65%
Second Home	Purchase Limited Cash-out Refinance	1 Unit	90%
		Condominium[1]	75%
		Manufactured Home	85%
	Cash-Out Refinance	1 Unit	75%
Investment	Purchase Limited Cash-out Refinance	1 Unit	85%
		2-4 Unit	75%
		Condominium[1]	75%
	Cash-Out Refinance	1 Unit	75%
		2-4 Unit	70%
HOME POSSIBLE			
Principal Residence[2]	Purchase Limited Cash-out Refinance	1 Unit	Fixed: 97% ARM: 95%
		Condominium[1]	90%
		2 Unit	95%
		3-4 Unit	Fixed: 95% ARM: 75%

Occupancy	Transaction Type	Number of Units	Max LTV, CLTV, HCLTV
HOME ONE			
Principal Residence[3]	Purchase	1 Unit	Fixed: 97%
		1 Unit Condominium[1]	90%
	Limited Cash-out Refinance	1 Unit	Freddie Owned: 97% Not Freddie: 95%
		1 Unit Condominium[1]	90%
REFI POSSIBLE			
Principal Residence[2]	Limited Cash-out Refinance	1 Unit	Fixed: 97%
		1 Unit Condominium[1]	90%
FREDDIE MAC **Freddie Mac CHOICEHome Mortgage is not currently accepted**			
STANDARD ELIGIBILITY			
Principal Residence	Purchase Limited Cash-Out Refinance	1 Unit	95%
	Cash-Out Refinance	1 Unit	65%
Second Home	Purchase Limited Cash-Out Refinance	1 Unit	85%
REFI POSSIBLE			
Principal Residence[3]	Limited Cash-out Refinance	1 Unit	Fixed: 95%

[1] Streamline Review Established Projects Only. Lower limits for projects in Florida

[2] At least one borrower must occupy the property

[3] All borrower must occupy the property

Freddie Mac Guidelines	
Age of Docs	Max 120 Days
Appraisal	Per LPA Findings: Residential/Desktop/Hybrid (1004), Manufactured (1004C), Condominium/Hybrid (1073), Income Property (1025), Appraisal Update (1004D), Automated Collateral Evaluation, ACE + Property Data Report, Uniform Residential Appraisal Report (URAR)
Assets	Affordable Seconds, Gift funds, Gift of Equity, and Sweat Equity are allowed Interested Party Contributions and Minimum Borrower Contributions may apply

Freddie Mac Guidelines Cont.	
Cashout	Limited, Delayed Financing, and Cash Out
Credit Score	Credit Score will be evaluated by DU Scores less than 580 are ineligible if there is any past-due debt
Credit/Tradelines	Bankruptcy, Foreclosure, Short Sale, Deed-in-Lieu, or Modification follow Freddie Mac Selling Guidelines wait times
DTI	Max DTI will be evaluated by LPA
Escrow Waiver	NOT available if loan is considered HPML. Flood and MI escrows cannot be waived. Escrow waiver is available up to 95% with no fee for all states except New Mexico (max LTV 80%) and California with a subordinate loan (max LTV 80%).
Income	Refer to Freddie Mac Selling Guidelines Future Income is only accepted from well-established Corporations.
Interest Only	Not Available
Loan Amount	Max: Conforming Loan Limits including High-Cost area loan limits
LTV Over 95%	For non-HomePossible purchase transactions without a Community Seconds, at least one borrower must be a first-time home buyer. If there is a non-occupant borrower on the transaction: • LTV/CLTV/HCLTV ratio < 95% *For RefiPossible loans, LTV/CLTV/HCLTV ratio < 95% is permitted Home One - Limited Cash Out with a Affordable Second do not have to be securitized by Freddie Mac when TLTV > 95% up to 105%
Mortgage Insurance	Required for LTV > 80% LPMI & Split MI not allowed
Mortgage History	Mortgage history will be evaluated by LPA
Points & Fees	Must meet ATR
Property Type	Attached, Detached, semi-detached 1-4 Unit SFR, Warrantable Condominium, Planned Unit Development, Manufactured
Reserves	Reserves will be evaluated by LPA
Residency	Citizen, Permanent/Non-permanent Resident

Freddie Mac Guidelines Cont.	
State Specifics	The United States (including DC), Virgin Islands Maryland - Excluding Baltimore County and Baltimore City - Investment Only
Temporary Buy Down	Refer to Temporary Buy Down Matrix
Title	Individual, Joint, Trust
Underwriting Type	LPA findings Accept/Eligible is required