



PennyMac Correspondent Group  
 Freddie Mac Home Possible 01.18.18  
Overlays to Freddie Mac are underlined

Freddie Mac - LPA Accept						
Owner-Occupied Only, Purchase and Rate & Term Refinance, Fixed Rate only						
	Home Possible			Home Possible Advantage		
* Allowed with Affordable Second only	Property Type	LTV/TLTV	Min Credit Score	Property Type	LTV/TLTV	Min Credit Score
	1 - 4 Unit	95/95	<u>AUS Cert with Min 620</u>	1 - Unit Only	97/105*	<u>AUS Cert with Min 620</u>
Ability To Repay and Qualified Mortgage Rule	<ul style="list-style-type: none"> <li>• Correspondents are responsible for providing evidence of compliance with the ATR/QM rules.</li> <li>• Clear itemization of fees and application of all credits that indicate paid by/to will be required on all loans.</li> <li>• See Seller Guide section "Ability to Repay and Qualified Mortgage Rule" under "Delivery Procedures" for more details.</li> </ul>					
Age of Documents	<ul style="list-style-type: none"> <li>• Must be dated within 120 days old on the note date, including credit reports and employment, income and asset documents.</li> <li>• Preliminary Title Policies must be no more than 180 days old on the date the note is signed.</li> </ul>					
Appraisals	<ul style="list-style-type: none"> <li>• Determined by LPA Findings.</li> </ul> <p><u>Penny Mac will purchase loans secured by properties with "unpermitted" structural additions under the following conditions:</u></p> <ul style="list-style-type: none"> <li>• <u>The subject addition complies with all investor guidelines;</u></li> <li>• <u>The quality of the work is described in the appraisal and deemed acceptable ("workmanlike quality") by the appraiser;</u></li> <li>• <u>The addition does not result in a change in the number of units comprising the subject property (e.g. a 1 unit converted into a 2 unit).</u></li> <li>• <u>If the appraiser gives the unpermitted addition value, the appraiser must be able to demonstrate market acceptance by the use of comparable sales with similar additions and state the following in the appraisal:</u> <ul style="list-style-type: none"> <li>o <u>Non-Permitted additions are typical for the market area and a typical buyer would consider the "unpermitted" additional square footage to be part of the overall square footage of the property.</u></li> <li>o <u>The appraiser has no reason to believe the addition would not pass inspection for a permit.</u></li> </ul> </li> <li>• <u>Recert of values in accordance with Freddie Mac guidelines are acceptable.</u></li> </ul>					

<p style="text-align: center;"><b>Assets</b></p>	<ul style="list-style-type: none"> <li>• In general, follow Freddie Mac guidelines relative to funds to close. See Funds to Close sections below for additional guidance.</li> <li>• Gift funds are allowed in accordance with Freddie Mac guidelines.</li> <li>• The following requirements apply when evaluating deposits on the Borrower's account statements: <ul style="list-style-type: none"> <li>◦ Except as stated below, the Lender is not required to document the sources of unverified deposits for purchase or refinance transactions. However, when qualifying the Borrower, the Lender must consider any liabilities resulting from all borrowed funds.</li> <li>◦ For purchase transactions, the Lender must document the source of funds for any single deposit exceeding 50% of the total monthly qualifying income for the Mortgage if the deposit is needed to meet the requirements for Borrower Funds and/or reserves.</li> <li>◦ When a large deposit is not documented and is not needed for Borrower Funds and/or required reserves, the Lender must reduce the funds used for qualifying purposes by the amount of the unverified deposit. For Loan Product Advisor Mortgages, the Lender must enter the reduced amount of the asset into Loan Product Advisor.</li> <li>◦ When a single deposit consists of both verified and unverified portions, the Lender may use just the unverified portion when determining whether the deposit exceeds the 50% requirement.</li> <li>◦ When the source of funds can be clearly identified from the deposit information on the account statement (e.g., direct payroll deposits) or other documented income or asset source in the Mortgage file (e.g. tax refund amounts appearing on the tax returns in the file), the Lender is not required to obtain additional documentation.</li> <li>◦ The Lender must document the source of a deposit of any amount regardless of the transaction type if the Lender has any indication that the funds are borrowed or are not from an eligible source.</li> </ul> </li> <li>• When using a direct account verification (i.e., verification of deposit (VOD)), the Lender must include documentation of the source of funds when an account is opened within 90 days of verification and/or when the current balance in an account is significantly greater than the average balance.</li> </ul>
<p style="text-align: center;"><b>Assignment of Mortgages</b></p>	<p>All loans must be registered with MERS at time of delivery to PennyMac and a MERS transfer of beneficial rights and transfer of servicing right must be initiated by the Seller, to PennyMac Corp, LLC (#1009313), within 24-hours of purchase.</p>
<p style="text-align: center;"><b>AUS</b></p>	<ul style="list-style-type: none"> <li>• <u>Loan Product Advisor with "Accept" Recommendation is required. LPA A Minus Offering is not allowed.</u></li> <li>• <u>Manual UW is not allowed.</u></li> </ul>
<p style="text-align: center;"><b>Borrower Eligibility</b></p>	<ul style="list-style-type: none"> <li>• U.S. Citizens</li> <li>• Permanent resident aliens, with proof of lawful permanent residence</li> <li>• Nonpermanent resident alien immigrants, with proof of lawful residence</li> <li>• Properties vested in trusts are permitted for all occupancy types in accordance with Freddie Mac Trust guidelines</li> <li>• Borrowers may not have an ownership interest in any other residential property as of the Note Date, except if the Borrower does not occupy the non-subject property, and the Lender documents the following in the Mortgage file: <ul style="list-style-type: none"> <li>- The Borrower inherited their ownership interest in the property and shares ownership with another party, or</li> <li>- The Borrower owns the property with another party and the debt associated with the property was assigned to the other party by a court order (e.g., a divorce decree), or</li> <li>- The Borrower is a cosigner/guarantor on the related Mortgage debt and someone other than the Borrower has made payments on the debt associated with the property for the most recent 12 months, as documented with copies of canceled checks or a statement from the lender</li> </ul> </li> </ul>

<p><b>Condominiums</b></p>	<ul style="list-style-type: none"> <li>• Must follow Freddie Mac published Condominium Eligibility Guidelines.</li> <li>• Streamlined Condo review allowed in accordance with Freddie Mac Guidelines</li> <li>• PennyMac will not allow a project in litigation, arbitration, mediation or other dispute in accordance with the following: A project for which the Homeowners Association, or developer if the project has not been turned over to the unit owners, is a party to current litigation, arbitration, mediation or other dispute resolution process and the reason for the dispute involves the safety, structural soundness or habitability of the project except for instances where: <ul style="list-style-type: none"> <li>- The litigation amount is known, the insurance company has committed to providing defense and the litigation amount is covered by the insurance policy</li> <li>- The matters involve non-monetary neighbor disputes regarding rights of enjoyment, or</li> <li>- The Homeowners Association is the plaintiff in the litigation and the Seller has determined that the matter is minor with insignificant impact to the financial status of the Condominium Project.</li> </ul> </li> <li>• Florida Condos are allowed in accordance with Freddie Mac requirements with the exception of newly converted condo projects (see ineligible section): <ul style="list-style-type: none"> <li>- PERS is required for new condo projects</li> <li>- Established review allowed</li> <li>- Streamline review for owner occupied up to 75% LTV/TLTV</li> </ul> </li> <li>• See PennyMac Announcement 15-07 for additional documentation details. Lenders must provide all documentation used to verify the condo warranty type. This may include, but is not limited to: <ul style="list-style-type: none"> <li>- 1008 with warranty type</li> <li>- HOA questionnaire</li> <li>- Copies of applicable insurance policies</li> <li>- Budget documents</li> </ul> </li> </ul>
<p><b>Continuity of Obligation:</b></p>	<p>When an existing Mortgage will be satisfied as a result of a refinance transaction, one of the following requirements must be met:</p> <ul style="list-style-type: none"> <li>• At least one Borrower on the refinance Mortgage was a Borrower on the Mortgage being refinanced; or</li> <li>• At least one Borrower on the refinance Mortgage held title to and resided in the Mortgaged Premises as a Primary Residence for the most recent 12 month period and the Mortgage file contains documentation evidencing that the Borrower, either: <ul style="list-style-type: none"> <li>- Has been making timely Mortgage payments, including the payments for any secondary financing, for the most recent 12-month period; or</li> <li>- Is a Related Person to a Borrower on the Mortgage being refinanced; or</li> </ul> </li> <li>• At least one Borrower on the refinance Mortgage inherited or was legally awarded the Mortgaged Premises by a court in the case of divorce, separation or dissolution of a domestic partnership</li> </ul>
<p><b>Credit</b></p>	<ul style="list-style-type: none"> <li>• At least one borrower must have a minimum of one credit score to be eligible. <ul style="list-style-type: none"> <li>- Effective with LPA initial runs on or after 5/14/17 and delivered to PennyMac on or after 6/12/17, all borrowers may have no credit score. Freddie Mac and LPA requirements must be met.</li> </ul> </li> <li>• Credit report inquiries dated within the previous 120 days: a letter from the creditor, or if such letter is unobtainable, a signed statement from the borrower may be used to determine whether additional credit was obtained.</li> <li>• Must payoff any existing judgments or tax liens.</li> </ul>
<p><b>Derogatory Credit</b></p>	<p>No specific waiting times with an LPA Accept. All derogatory events must be reflected on the credit report in order for the LPA accept to be valid. If derogatory event is not reflected on credit report, or is not accurate, the loan must be manually underwritten. PennyMac does not purchase manually underwritten Freddie Mac loans.</p>
<p><b>Disaster Policy</b></p>	<p>PennyMac may require a post-disaster inspection when the appraisal occurred before the incident end date of the disaster. See PennyMac disaster policy located in the Seller's Guide for full details.</p>

Documentation	<ul style="list-style-type: none"> <li>• Determined by LPA</li> <li>• One year of tax returns is acceptable if allowed by LPA and Freddie Mac guidelines</li> </ul>
Down Payment Assistance	<ul style="list-style-type: none"> <li>• <u>Down Payment Assistance is allowed as long as the assistance is provided by a government entity. Evidence of the terms and provider must be included in the loan file and must meet Freddie Mac requirements.</u></li> <li>• Employer assistance is acceptable in accordance with Freddie Mac guidelines.</li> </ul>
Eligible Mortgage Products	<p>PennyMac will only purchase the following products:</p> <ul style="list-style-type: none"> <li>• Standard Balance.</li> <li>• <u>30 Year Fixed Rate.</u></li> <li>• <u>Temporary buydowns are ineligible.</u></li> </ul>
Employment/Income Verification	<p>Employment and income documentation must comply with the requirements of Loan Product Advisor or the Freddie Mac Seller Guide if not addressed by LPA:</p> <ul style="list-style-type: none"> <li>• For salaried employees Pre-closing verification (PCV, previously known as verbal verification of employment) must be completed within 10 business days prior to the note date.</li> <li>• For self-employed borrowers the PCV must be completed within 120 days prior to the note date.</li> <li>• For borrowers in the military, a military Leave and Earnings Statement dated within 30 days prior to the note date is acceptable in lieu of a verbal verification of employment.</li> <li>• Provide a written analysis of the income used to qualify the borrower on the Transmittal Summary or like document(s) in the file. An Income Analysis must be completed for self-employed borrowers.</li> <li>• Assets as a basis of qualification is acceptable in accordance with Freddie Mac.</li> <li>• Mortgage Credit Certificates (MCCs) <ul style="list-style-type: none"> <li>The amount of the MCC tax credit may be considered as qualifying income in accordance with the following requirements: <ul style="list-style-type: none"> <li>- The amount used as qualifying income must be calculated as follows: (Mortgage amount) x (Note Rate) x (Mortgage Credit Certificate rate %) divided by 12</li> <li>- The amount used as qualifying income cannot exceed the maximum Mortgage interest credit permitted by the IRS</li> <li>- The Mortgage file must contain a copy of the: <ul style="list-style-type: none"> <li>o MCC</li> <li>o Seller's calculation of the amount used as qualifying income history of receipt of MCC tax credit is not required.</li> </ul> </li> </ul> </li> </ul> </li> <li>• <u>Housing Choice Voucher Homeownership Program income (commonly known as Section 8 for homeowners) paid via Housing Assistance Payments (HAPs) are an acceptable source of income. However due to operational constraints, transactions involving HAPs paid directly to the Servicer are ineligible for purchase by PennyMac.</u> Transactions with HAPs paid directly to the borrower continue to remain eligible for purchase.</li> </ul>

<p><b>Employment and Income commencing after the note date</b></p>	<p>Borrowers with employment and income commencing after the note date:</p> <ul style="list-style-type: none"> <li>• Primary employment with base, non-fluctuating salaried earnings;</li> <li>• Eligible for One Unit Primary Residence purchase only;</li> <li>• Borrower may not be employed by a family member or by an interested third party;</li> <li>• Lender must include a copy of the offer of employment or contract that: <ul style="list-style-type: none"> <li>- Is fully executed and accepted by the Borrower;</li> <li>- Is non-contingent or provide documentation, such as letter or e-mails, from the employer verifying all contingencies have been cleared;</li> <li>- Includes the terms of employment, including but not limited to, employment start date and annual base non-fluctuating earnings;</li> </ul> </li> <li>• The Lender's written analysis must confirm employment contracts are reasonably common to the particular employment field, industry and/or region</li> <li>• One of the following: <ul style="list-style-type: none"> <li>- The borrower's employment must begin within 60 days after the note date, and the borrower must have adequate income and/or liquid assets to pay the monthly housing expense and other monthly liabilities between the Note Date and the employment start date; OR</li> <li>- A paystub supporting income used to qualify must be included in the file at time of delivery to PennyMac.</li> </ul> </li> <li>• The borrower a minimum of 6 months PITIA reserves in addition to all other required reserves;</li> <li>• Lender must provide a 10-day PCV verifying the terms of the offer letter or employment contract have not changed.</li> </ul>
<p><b>Escrow Holdbacks</b></p>	<p>Escrow holdbacks are allowed in accordance with Freddie Mac guidelines including, but not limited to:</p> <ul style="list-style-type: none"> <li>• A post funding stipulation for a copy of a 1004D confirming completion will be placed on loans where the appraisal is "subject to" improvements.</li> <li>• A post funding stipulation for a final title policy endorsement that ensures the priority of the first lien will be required on any loan where the appraisal is "subject to" improvements.</li> <li>• A copy of the escrow agreement will be required that states how the escrow account will be managed and how the funds will be disbursed.</li> </ul>
<p><b>Financing Concessions</b></p>	<ul style="list-style-type: none"> <li>• Financing concessions for primary residences must be within the following allowable percentages: <ul style="list-style-type: none"> <li>- 9% of value with LTV/TLTV ratios less than or equal to 75%</li> <li>- 6% of value with LTV/TLTV ratios greater than 75% up to and including 90%</li> <li>- 3% of value with LTV/TLTV ratios greater than 90%</li> </ul> </li> <li>• Property Seller can pay up to 12 months future HOA dues per Freddie Mac's guidelines. Amount of HOA dues must meet IPC limits. See Freddie Mac 4204.3 for additional information.</li> </ul>
<p><b>Funds to Close: Acceptable Sources</b></p>	<ul style="list-style-type: none"> <li>• In addition to standard Freddie Mac eligible sources, the following sources are eligible to use as funds to close: <ul style="list-style-type: none"> <li>- <u>Gifts or grants from the Lender as originating lender are not an eligible source of funds. See FHLMC Lender Letter 9/2016 for additional information.</u></li> <li>- For purchase transactions proceeds from an unsecured loan from an Agency, a Related Person, Community Savings System, Lender. Must meet the following requirements: <ul style="list-style-type: none"> <li>○ Must not contain provisions that allow or could result in negative amortization</li> <li>○ Must have a maturity date that: <ul style="list-style-type: none"> <li>• Does not exceed the maturity date of the Mortgage</li> <li>• Is at least five years after the Note Date of the Mortgage, unless the unsecured loan is fully amortizing</li> </ul> </li> <li>○ Must have an interest rate that is no greater than the Note Rate on the Mortgage</li> <li>○ Must not be a cash advance from a credit card or unsecured line of credit</li> <li>○ Must have its source, terms and conditions documented on the Form 65, Uniform Residential Loan Application</li> </ul> </li> </ul> </li> <li>• <u>Sweat Equity is not an eligible source of funds</u></li> </ul>

Funds to Close: Borrower Contribution	Property Type	Home Possible LTV/TLTV/HCLTV ≤ 80%	Home Possible Mortgages with LTV/TLTV/HCLTV >80% ≤ 95%	Home Possible Advantage Mortgages
	1-unit	None	None	None
	2- to 4-unit	None	3%	N/A
Funds to Close: Cash on Hand	<p>Cash on hand allowed for borrower contribution, down payment, closing costs and prepaids, and reserves, if the following requirements are met:</p> <ul style="list-style-type: none"> <li>• The Lender reasonably concludes, and can support, that the Borrower is a cash-basis individual and that the cash on hand is not borrowed and could be saved by the Borrower.</li> <li>• The Mortgage file contains the following documents supporting the Lender's conclusion: <ul style="list-style-type: none"> <li>- A completed Exhibit 23, Monthly Budget and Residual Analysis Form, or another document containing the same information, confirming that the total monthly residual income available for savings is a positive number.</li> <li>- Copies of six months' cash receipts (e.g., rent or utility receipts) or other alternative documentation (e.g., direct verifications or wire transfers) meeting the requirements of Section 5202.2(b) to verify that recurring obligations, including the payment of revolving and installment debt, are customarily paid in cash.</li> <li>- A credit report, obtained at the time of loan application, meeting the requirements of Section 5203.1. The credit report must not show more than three Tradelines.</li> <li>- Copies of three months' statements for any open revolving account that reveal cash advances are not the source of Borrower Funds. Any cash advances must be explained and documented (i.e., a cash advance used in an emergency situation).</li> <li>- An updated credit report obtained approximately one week before closing that does not show any new accounts or a substantial increase to an existing account that approximates, or exceeds, the amount of cash on hand provided by the Borrower.</li> </ul> </li> <li>• The Mortgage file must have no indication that the Borrower typically uses checking, savings or similar accounts.</li> <li>• Evidence that funds for the down payment, Closing Costs, Financing Costs, Prepaids/Escrows and reserves are deposited in a financial institution or are held in an institutional escrow account prior to closing.</li> </ul>			
High Cost / High Priced	<ul style="list-style-type: none"> <li>• <u>PennyMac will not purchase High Cost Loans</u></li> <li>• Higher Priced Mortgage Loans (HPML) transactions are eligible for purchase. HPML guidelines require: <ul style="list-style-type: none"> <li>- Establishment of an escrow account for taxes and insurance premiums on any transaction secured by a principal residence.</li> <li>- Must meet all applicable state and/or federal compliance requirements.</li> </ul> </li> </ul>			

<p><b>Homeownership Education:</b></p>	<ul style="list-style-type: none"> <li>• When all the Borrowers are First-Time Homebuyers on purchase transaction, at least one qualifying Borrower must participate in a homeownership education program before the Note Date.</li> <li>• Homeownership education must not be provided by an interested party to the transaction, the originating lender or by the Seller.</li> <li>• Homeownership education programs may use different formats and require different lengths of time to complete. The following are acceptable: <ul style="list-style-type: none"> <li>- Programs developed by HUD-approved counseling agencies, Housing Finance Agencies (HFAs) or Community Development Financial Institutions (CDFIs)</li> <li>- Homeownership education programs developed by mortgage insurance companies or other providers' programs that meet the standards of the National Industry Standards for Homeownership Education and Counseling (<a href="http://www.homeownershipstandards.com">www.homeownershipstandards.com</a>)</li> </ul> </li> <li>• As an alternative to the programs listed above, Freddie Mac's free financial literacy curriculum, CreditSmart, meets the homeownership education requirements, provided: <ul style="list-style-type: none"> <li>- The Borrower completes the on-line Credit Smart – Steps to Homeownership Tutorial, which includes Module 1 (Your Credit and Why It is Important), Module 2 (Managing Your Money), Module 7 (Thinking Like a Lender), Module 11 (Becoming a Homeowner), and Module 12 (Preserving Homeownership: Protecting Your Investment)</li> <li>- The financial literacy curriculum is not provided by an interested party to the transaction, the originating lender or by the Seller</li> </ul> </li> <li>• A copy of Exhibit 20, Homeownership Education Certification, or another document (such as the CreditSmart – Steps to Homeownership certificate of completion) containing comparable information must be retained in the Mortgage file.</li> <li>• Landlord education (2- to 4-unit Primary Residences) <ul style="list-style-type: none"> <li>- Purchase Transactions — At least one qualifying Borrower must participate in a landlord education program before the Note Date. Landlord education must not be provided by an interested party to the transaction, the originating lender or the Seller. <ul style="list-style-type: none"> <li>o A copy of a certificate evidencing successful completion of the landlord education program must be retained in the Mortgage file.</li> </ul> </li> <li>- Refinance Transactions — Landlord education is not required but is recommended for Borrowers who have not previously attended a program.</li> </ul> </li> </ul>
<p><b>Income: Boarder</b></p>	<p>Rental income from a 1-unit Primary Residence may be considered as stable monthly income (as defined in FHLMC Section 5301.1) provided it meets the requirements in Section FHLMC 5306.1 or the following:</p> <ul style="list-style-type: none"> <li>• Connection with Borrower. The person providing the rental income and the Borrower: <ul style="list-style-type: none"> <li>- Have resided together for at least one year</li> <li>- Will continue residing together in the new residence, and</li> <li>- The person providing the rental income provides appropriate documentation to evidence residency with the Borrower (i.e., copy of a driver's license, bill, bank statement, etc., that shows the address of that person to be the same as the Borrower's address)</li> </ul> </li> <li>• Rental payment. Rental income from the person residing in the Mortgaged Premises: <ul style="list-style-type: none"> <li>- Has been paid to the Borrower for the past 12 months on a regular basis</li> <li>- Can be verified by the Borrower with evidence showing receipt of regular payments of rental income to the Borrower for the past 12 months (i.e., copies of cancelled checks)</li> <li>- Does not exceed 30% of total income used to qualify for the Mortgage</li> </ul> </li> <li>• The Mortgage file must contain a written statement from the Borrower affirming: <ul style="list-style-type: none"> <li>- The source of the rental income</li> <li>- The fact that the person providing the rental income has resided with the Borrower for the past year and intends to continue residing with the Borrower in the new residence for the foreseeable future</li> </ul> </li> </ul>
<p><b>Loan Purpose</b></p>	<ul style="list-style-type: none"> <li>• Purchase</li> <li>• Limited Cash-Out/Rate &amp; Term Refinance <ul style="list-style-type: none"> <li>- Proceeds can be used to Pay off a first mortgage.</li> <li>- Proceeds can be used to pay off any junior liens related to the purchase of the subject property</li> <li>- Pay related Closing Costs and Prepaid items</li> <li>- Disburse cash out to the Borrower in an amount not to exceed 2% of the new Mortgage or \$2,000, whichever is less.</li> </ul> </li> </ul>

<p><b>Loan Purpose: Ineligible Transactions</b></p>	<p>Intra-family purchases as a means to obtain cash-out for the seller while avoiding cash-out qualifications and pricing are not eligible transactions. These types of transactions may seem to meet Agency guidelines, they are not bonafide purchase transactions and therefore not eligible for purchase by PennyMac. Unacceptable transactions of this type may have some or all of the following characteristics:</p> <ul style="list-style-type: none"> <li>• Gift of equity from the seller</li> <li>• Large amount of seller credits</li> <li>• Family member remaining in the home and on title after the “purchase”</li> <li>• Seller unable to qualify for a cash-out transaction of their own</li> </ul>
<p><b>Mortgage Insurance</b></p>	<ul style="list-style-type: none"> <li>• Coverage percentage per Freddie Mac requirements. Full or reduced coverage is allowed.</li> </ul> <p><b>Acceptable MI Types:</b></p> <ul style="list-style-type: none"> <li>• Borrower Paid Monthly</li> <li>• Borrower Paid Single Premium</li> <li>• Financed: Gross LTV cannot exceed PennyMac's program maximum</li> <li>• Split Premium</li> <li>• Lender Paid Single Premium</li> <li>• Reduced MI</li> </ul> <p><b>Unacceptable MI Types:</b></p> <ul style="list-style-type: none"> <li>• <u>Lender Paid Monthly</u></li> <li>• <u>Lender Paid Annual</u></li> <li>• <u>Borrower Paid Annual</u></li> <li>• <u>Any MI type not listed as acceptable</u></li> </ul>
<p><b>Occupancy</b></p>	<p>Primary Residence - 1-4 units</p>
<p><b>Property; Eligible Types</b></p>	<ul style="list-style-type: none"> <li>• Single Family Detached Single Unit</li> <li>• Single Family Attached Single Unit</li> <li>• 2–4 Unit Attached/Detached</li> <li>• PUDs</li> <li>• Low-rise and High-rise Condominiums (must be Freddie Mac eligible)</li> <li>• Rural Properties (in accordance with agency Guidelines, loans must be residential in nature)</li> <li>• Leaseholds, provide Freddie Mac Ground Lease Analysis (Form 461)</li> </ul>



<p><b>Property; Ineligible Types</b></p>	<ul style="list-style-type: none"> <li>• <u>Manufactured homes, includes on-frame modular homes built on a permanent chassis</u></li> <li>• Mobile Homes</li> <li>• <u>Cooperatives</u></li> <li>• Condotels</li> <li>• Hotel Condominiums</li> <li>• Timeshares</li> <li>• Working Farms and Ranches</li> <li>• Unimproved Land</li> <li>• Property currently in litigation</li> <li>• <u>Land Trust</u></li> <li>• Condition Rating of C5/C6 or a Quality Rating of Q6.</li> </ul>
<p><b>Property: Maximum Number of Financed Properties</b></p>	<p>Borrower may not have ownership interest in other properties at time of close. See Borrower Eligibility and FHLMC 4501.7 for complete details.</p>
<p><b>Property Flipping Policy (Properties resold within 180 days of purchase)</b></p>	<ul style="list-style-type: none"> <li>• <u>Properties that involve a re-sale that occurred within the last 180 days that have a non-arms length relationship between the buyer and seller and an increase in value are prohibited.</u></li> <li>• Lenders must pay particular attention and institute extra due diligence for those loans in which the appraised value is believed to be excessive or where the value of the property has experienced significant appreciation in a short time period since the prior sale. PennyMac believes that one of the best ways lenders can reduce the risk associated with excessive values and/or rapid appreciation is by receiving accurate appraisals from knowledgeable, experienced appraisers.</li> <li>• PennyMac recommends an additional value product to support the subject appraised value in instances of greater than 20% appreciation.</li> </ul>
<p><b>Ratios</b></p>	<ul style="list-style-type: none"> <li>• <u>The Maximum DTI is 50% with a LPA Accept.</u></li> <li>• <u>Loans with DTI exceeding 50% regardless of AUS decision are ineligible.</u></li> </ul>
<p><b>Recently Listed Properties</b></p>	<ul style="list-style-type: none"> <li>• <u>No Cash-Out Transaction - The subject property must not be currently listed for sale. It must be taken off the market on or before the disbursement date of the new mortgage loan. Borrowers must confirm their intent to occupy the subject property (for principal residence transactions).</u></li> <li>• <u>Note: If the property was listed in the prior 30 days to the application date, the Early Pay-off (EPO) provision will be extended to 1 year.</u></li> </ul>
<p><b>Rental Income Calculation</b></p>	<ul style="list-style-type: none"> <li>• Follow guidelines in FHLMC 5306 relative to rental income calculation</li> <li>• Rent loss insurance is not required.</li> </ul>

<b>Reserves</b>	<ul style="list-style-type: none"> <li>• Reserves must be based upon the full monthly payment amount for the property.</li> <li>• Verify all reserves required by LPA.</li> </ul>
<b>Seasoning</b>	Please refer to the PennyMac Seasoned Loan Policy located in the PennyMac Seller Guide for requirements and loan-level price adjustments.
<b>State Restrictions</b>	<ul style="list-style-type: none"> <li>▪ <u>Illinois Land Trust vestings are not eligible for loan sale to PennyMac</u></li> <li>▪ Texas 50 (a)(6) refinance mortgages are eligible with PennyMac Seller Approval: <ul style="list-style-type: none"> <li>- Owner-Occupied, 1 unit only</li> <li>- Maximum 80% LTV/CLTV</li> <li>- <b>2%</b> fee restriction in accordance with Texas Constitution</li> <li>- Full appraisal required</li> <li>- No new secondary financing</li> <li>- Loans must comply with Freddie Mac and Texas Constitution requirements</li> <li>- Power of Attorney allowed in accordance with Texas requirements.</li> </ul> </li> </ul>
<b>Tax Transcripts</b>	<ul style="list-style-type: none"> <li>• <u>Tax transcripts are required for each borrower whose income is utilized as a source of repayment, except as indicated below.</u></li> <li>• <u>Transcripts must be provided for the number of years of income used to qualify the borrower.</u></li> <li>• <u>Tax transcripts are required to support the income used to qualify the borrower.</u></li> <li>• <u>Tax transcripts are not required for borrowers qualifying solely with w2 wage earner income and/or fixed income reported on a 1099.</u></li> <li>• <u>When tax transcripts are required:</u> <ul style="list-style-type: none"> <li>- <u>Provide transcripts for each borrower whose income is utilized as a source of repayment. Transcripts must be provided for the number of years of income used to qualify the borrower. Tax transcripts must support the income used to qualify the borrower.</u></li> <li>- <u>If only W2 income is used to qualify, the lender may obtain W2 transcripts as long as tax returns are not included in the loan file.</u></li> <li>- <u>Generally, when the documentation used to verify income is from the same calendar period as the tax transcript, the information must match exactly. However, if the income documentation is from the current calendar year and the transcript is from a prior year, there can be acceptable variances. If this variance exceeds 20%, document the rationale for using current income.</u></li> <li>- <u>If tax transcripts are not available (due to a recent filing for the current year) a copy of the IRS notice showing “No record of return filed” is required along with documented acknowledgement receipt (such as IRS officially stamped tax returns or evidence that the return was electronically received) from the IRS and the previous one years tax transcripts.</u></li> </ul> </li> <li>• A 4506-T is not required if the loan contains tax transcripts.</li> </ul>

**Seller shall deliver loans that were originated in accordance with the Freddie Mac Single Family Selling Guide unless otherwise noted in the PNMAC Seller's Guide.**  
*PennyMac does not discriminate in any aspect of a credit transaction on the basis of sex, marital status, race, color, religion, national origin, age, income derived from public assistance, or the good faith exercise of rights under the Consumer Credit Protection Act.*