

Wholesale



First Guaranty Mortgage Corporation®
 Wholesale Division
 1900 Gallows Road, Suite 800
 Tysons Corner, Virginia 22182
 www.fgmcwholesale.com
 Revised: 02/01/2018

Standard – Purchase/Refi
 No Score Purchase
 Streamlined
 Streamlined Assist

| | | | | | |
|------------------------------|--|---|---|---|---|
| Credit: | Minimum 581 FICO; Full tri-merged credit report w/ scores. | ✓ | | ✓ | |
| | Minimum 530 FICO; Mortgage only tri-merged credit report w/scores | | | | ✓ |
| | No Score Borrower(s); Applies to all of the following: Either borrower has no score, minimal or no trade lines & no derogatory credit <ul style="list-style-type: none"> • Either borrower has only one score, minimal or no trade lines & no derogatory credit • If borrower one has three scores and borrower two has no score or one score then the application is required to meet all of the guidelines for the No Score product. Full tri-merged credit report still required for all applicants. | | ✓ | | |
| AUS Requirement: | GUS Accept and Manual Underwriting permitted (Refer with Caution recommendations may not be manually underwritten, with the exception of No Credit Score). | ✓ | | ✓ | |
| | Manual Underwriting only | | ✓ | | ✓ |
| Loan Terms: | Fixed Rate Mortgage: 30 year term | ✓ | ✓ | ✓ | ✓ |
| Max LTV: | 100% LTV, financing not to exceed appraised value except by inclusion of guarantee fee. | ✓ | ✓ | | |
| | Purchase: If the appraised value is higher than the purchase price closing costs can be financed. | ✓ | | | |
| | Accrued interest and eligible closing costs may be included. | ✓ | ✓ | | ✓ |
| Max CLTV: | Follow USDA Handbook; Additional liens must subordinate to new first mortgage. | ✓ | ✓ | ✓ | ✓ |
| Occupancy: | Owner Occupied | ✓ | ✓ | ✓ | ✓ |
| Property Eligibility: | Property must be located within an eligible rural area, follow USDA Property Eligibility. SFD, HUD/VA/FNMA approved Condo, Modular OR Manufactured (<i>Double-wide or Larger</i>). New & Existing Manufactured Homes (<i>Double-wide or Larger</i>), must be titled as real property. Existing Manufactured Homes must be located in CO, IA, LA, NV, NY, ND, OH, PA, TX, VT, VA, WA or WY; and constructed on or after 01/01/2006. | ✓ | ✓ | | |
| | Refinance: Properties that were eligible at origination remain eligible. | ✓ | | ✓ | ✓ |
| | Property Assessed Clean Energy (PACE) Not Eligible | ✓ | ✓ | ✓ | ✓ |
| Qualifying Ratios: | All manual underwrites require strong compensating factors, max ratios of 29/41 and are subject to USDA approval of credit waiver. GUS Accept: Ratios approved by GUS are eligible. | ✓ | | | |
| | Maximum 29/41 | | ✓ | ✓ | |
| | No ratio thresholds | | | | ✓ |
| Guarantee Fee: | Upfront Guarantee Fee: 1.00% Annual Fee: 0.35% for all loans committed by USDA on or after 10/01/2016 | ✓ | ✓ | ✓ | ✓ |
| Non-Borrowing Spouse: | Credit Report Required in Community Property States. Monthly obligations must be included in DTI. Credit history not considered. | ✓ | ✓ | ✓ | |
| Household Income: | Must be documented for all adult household members (NO Exceptions). 4506T's are required to be processed and verified for all adult household members prior to submission to USDA. | ✓ | ✓ | ✓ | ✓ |
| Student Loans: | Student loans must be considered in the debt to income ratios. Use the greater of the payment published on the credit report or 1% of the current loan balance. A verified payment (e.g. from a statement) may be used only when the terms are fixed. Graduated, Income based, & variable payments, must be estimated using the greater of the payment shown on the credit report or 1% of the current loan balance. | ✓ | ✓ | ✓ | |

Unless specified otherwise, refer to the applicable agency guidelines.

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| Net Tangible Benefit: | Principal, Interest and Annual Fee must be reduced \$50 or greater and interest rate may not be increased. | | | | ✓ |
| | Refinance: Must be an interest rate less than current rate with an overall benefit to the borrower. | ✓ | | ✓ | ✓ |
| Assets/Reserves: | Documented per GUS (or USDA Handbook for manually underwritten loans). | ✓ | ✓ | ✓ | ✓ |
| | Reserves required per agency guidelines; Must be borrower's own funds, cannot be gifted. Donor ability required for all gifts (donor asset statement maybe required). | ✓ | ✓ | | |
| | Two months consecutive complete bank statements (source of large deposits must be verified) for all household members. | ✓ | ✓ | ✓ | ✓ |
| Appraisal/Value: | Follow USDA Handbook. | ✓ | ✓ | | |
| | No valuation required. | | | ✓ | ✓ |
| Rent/Mortgage History: | Refinance: Loan must have been current 0x30 for 180 day period prior to receipt of request for Conditional Commitment request of refinance. | ✓ | | ✓ | |
| | 0x30 for last 12 months. Required on refers/manual underwrites when borrower has a housing expense. | ✓ | | | ✓ |
| | Rent history must be verifiable, a borrower with no verifiable rent is not eligible. | | ✓ | | |
| Credit History: | At least one applicant whose income or assets are used for qualification must have at least two historical trade lines with a 12 month history. Accounts can be open, closed, or authorized user (provided the borrower can demonstrate they have made the most recent 12 monthly payments), however collections and charge offs will not be considered as eligible trade lines to validate a credit score. | ✓ | ✓ | ✓ | |
| | Credit history not evaluated. | | | | ✓ |
| | Borrower must have clear CAIVRS, follow USDA Handbook. | ✓ | ✓ | ✓ | ✓ |
| Repair Escrow: | Escrow for repairs permitted where the required repairs are the lessor of \$10,000 or 10% of the loan amount. Repairs can be interior or exterior related to bring property up to HUD standards. | ✓ | ✓ | | |
| Not Eligible: | Individual Taxpayer Identification Numbers (ITINs) in lieu of Social Security Numbers | ✓ | ✓ | ✓ | ✓ |
| | Mortgage Credit Certificate (MCC) | ✓ | ✓ | ✓ | ✓ |
| | New York CEMA | ✓ | ✓ | ✓ | ✓ |

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