

## DU REFI PLUS CONFORMING FIXED AND ARM PRODUCTS

	DU REFI PLUS FIXED RATE	DU REFI PLUS 5/1 LIBOR ARM	DU REFI PLUS 7/1 LIBOR ARM
<b>1. PRODUCT DESCRIPTION</b>	<ul style="list-style-type: none"> <li>Fannie Mae Conforming Fixed Rate                             <ul style="list-style-type: none"> <li>15, 20, 30 and 40 year terms</li> </ul> </li> <li>Fannie Mae High Balance Fixed                             <ul style="list-style-type: none"> <li>15, 30 and 40 year terms</li> </ul> </li> <li>Fully amortizing</li> </ul>	<ul style="list-style-type: none"> <li>Conventional Conforming five year/one year adjustable rate mortgage</li> <li>30 year term</li> <li>Fully amortizing</li> <li>Non-Convertible</li> </ul>	<ul style="list-style-type: none"> <li>Conventional Conforming seven year/one year adjustable rate mortgage</li> <li>15 to 30 years in five-year increments</li> <li>Fully amortizing</li> <li>Non-Convertible</li> </ul>
<b>2. CURRENT EXISTING FIRST MORTGAGE ELIGIBILITY</b>	<ul style="list-style-type: none"> <li>Fannie Mae must be the investor of the existing 1<sup>st</sup> mortgage. DU will determine if the existing 1<sup>st</sup> mortgage is eligible.</li> <li>Loans where the existing 1<sup>st</sup> mortgage had been purchased by Fannie Mae prior to March 1, 2009 are eligible.</li> </ul>		
<b>3. PRODUCT CODES</b>	<p><b>Product Codes without MI</b></p> <ul style="list-style-type: none"> <li>V57 15 yr Fixed DU Refi Plus without MI</li> <li>V58 30 yr Fixed DU Refi Plus without MI</li> <li>V59 40 yr Fixed DU Refi Plus without MI</li> <li>V60 15 Yr Fixed Conforming EA1 DU Refi Plus without MI</li> <li>V61 30 Yr Fixed Conforming EA1 DU Refi Plus without MI</li> <li>V64 15 yr Fixed High Balance DU Refi Plus without MI</li> <li>V65 30 yr Fixed High Balance DU Refi Plus without MI</li> </ul> <p><b>Product Codes with New MI Certificates</b></p> <ul style="list-style-type: none"> <li>V74 15 Yr Fixed DU Refi Plus with MI</li> <li>V75 30 Yr Fixed DU Refi Plus with MI</li> <li>V76 40 Yr Fixed DU Refi Plus with MI</li> <li>V77 15 Yr Fixed Conforming EA1 DU Refi Plus with MI</li> <li>V78 30 Yr Fixed Conforming EA1 DU Refi Plus with MI</li> <li>V81 15 Yr Fixed High Balance DU Refi Plus with MI</li> <li>V82 30 Yr Fixed High Balance DU Refi Plus with MI</li> </ul>	<p><b>Product Codes without MI</b></p> <ul style="list-style-type: none"> <li>V62 5/1 LIBOR DU Refi Plus without MI</li> <li>V66 5/1 LIBOR High Balance DU Refi Plus without MI</li> </ul> <p><b>Product Codes with New MI Certificates</b></p> <ul style="list-style-type: none"> <li>V79 5/1 LIBOR DU Refi Plus with MI</li> <li>V83 5/1 LIBOR High Balance DU Refi Plus with MI</li> </ul>	<p><b>Product Codes without MI</b></p> <ul style="list-style-type: none"> <li>V63 7/1 LIBOR DU Refi Plus without MI</li> </ul> <p><b>Product Codes with New MI Certificates</b></p> <ul style="list-style-type: none"> <li>V80 7/1 LIBOR DU Refi Plus/Refi Plus with MI</li> </ul>
<b>4. FINAL FUNDING DATE</b>	<p><b>Loan must be funded between April 1, 2009 through June 30, 2011 (based on date the Mortgage Note is executed) and purchased by GMACB on or before August 1, 2011. Date of note is a mandatory delivery field to the Agencies.</b></p>		
<b>5. INDEX</b>	n/a	London interbank offered rate for twelve month United States dollar-denominated deposits, as published in the Wall Street Journal (Libor)	
<b>6. MARGIN</b>	n/a	2.25%	
<b>7. ANNUAL CAP</b>	n/a	2%	
<b>8. LIFE CAP</b>	n/a	5%	
<b>9. RATE AT ADJUSTMENT</b>	n/a	<ul style="list-style-type: none"> <li>Initial note rate is in effect for 60 months; the</li> </ul>	<ul style="list-style-type: none"> <li>Initial note rate is in effect for 84 months; The</li> </ul>

# MORGAN STRAUSE

## DU REFI PLUS CONFORMING FIXED AND ARM PRODUCTS

	DU REFI PLUS FIXED RATE	DU REFI PLUS 5/1 LIBOR ARM	DU REFI PLUS 7/1 LIBOR ARM
		first interest adjustment is subject to life cap, thereafter, a 2% annual adjustment cap begins with the second adjustment. <ul style="list-style-type: none"> <li>Rate is equal to the note margin plus index rounded to the nearest .125%. Subject to annual/life caps.</li> </ul>	first interest adjustment is subject to the life cap, thereafter, a 2% annual adjustment cap begins with the second adjustment. <ul style="list-style-type: none"> <li>Rate is equal to the note margin plus index rounded to the nearest .125%. Subject to annual/life caps.</li> </ul>
<b>10. CONVERSION OPTION</b>	N/A		
<b>11. CONVERSION FEE</b>	N/A		
<b>12. DELIVERY</b>	N/A	N/A	
<b>13. TEMPORARY BUYDOWNS</b>	Not permitted		
<b>14. QUALIFYING RATE AND RATIOS</b>	Qualifying Rate <ul style="list-style-type: none"> <li>Qualify at note rate.</li> </ul> Ratios <ul style="list-style-type: none"> <li>DU Approve and Expanded Approval loans (EA1) - Ratios evaluated by DU</li> </ul>	Qualifying Rate <ul style="list-style-type: none"> <li>Qualify using the greater of the fully indexed, fully amortizing rate or Note rate + 2.0%</li> </ul> Ratios <ul style="list-style-type: none"> <li>DU Approve loans- Ratios evaluated by DU</li> </ul>	Qualifying Rate <ul style="list-style-type: none"> <li>Qualify at note rate</li> </ul> Ratios <ul style="list-style-type: none"> <li>DU Approve loans- Ratios evaluated by DU</li> </ul>
<b>15. TYPES OF FINANCING</b>	<ul style="list-style-type: none"> <li><b>Rate and Term Refinances</b> <ul style="list-style-type: none"> <li>Pay off of the existing first mortgage</li> <li>Closing costs, prepaid costs and discount points</li> <li>The borrower may receive cash back at closing of no more than \$250. Any excess cash representing the difference between the estimated and the actual payoff of the original loan amount plus closing costs and prepaid fees that is more than \$250 must be applied as a principal curtailment to the new mortgage (or a reduction in the actual loan amount) before the loan closes.</li> <li>Borrower must receive a benefit in the form of reduced monthly payment or more stable product selection (Note: Increasing the term alone is not considered a more stable product)</li> <li>Properties that have been listed for sale are eligible with the following restrictions:                             <ul style="list-style-type: none"> <li>Property has been taken off the market on or before the application date.</li> <li>Borrower confirms the intent to occupy if a primary residence</li> </ul> </li> <li>Owner occupied properties located in Texas</li> </ul> </li> </ul>		

## DU REFI PLUS CONFORMING FIXED AND ARM PRODUCTS

	DU REFI PLUS FIXED RATE	DU REFI PLUS 5/1 LIBOR ARM	DU REFI PLUS 7/1 LIBOR ARM																																																									
	<ul style="list-style-type: none"> <li>If the first or second Texas Section 50(a)(6) loan is being paid off, regardless of whether the borrower is getting any cash back, the loan is restricted to the Texas Refinance product.</li> <li>If the first mortgage is not a Texas Section 50(a)(6) loan and the second mortgage is a Texas Section 50(a)(6), the second lien may be subordinated and is considered a rate and term refinance. The second lien must be subordinate to the Morgan Strause first mortgage and a subordination agreement must be executed. Borrower cannot receive any cash back from the first mortgage transaction.</li> <li>If a Texas Section 50(a)(6) second lien is being paid off, the loan is restricted to the Texas Refinance product.</li> <li>The title policy will reference Texas Section 50(a)(6).</li> </ul>																																																											
<b>16. MINIMUM/MAXIMUM LOAN AMOUNTS</b>	<p><u>Conforming:</u></p> <table border="1" style="margin-left: auto; margin-right: auto; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">Unit</th> <th style="width: 40%;">Continental US</th> <th style="width: 50%;">Alaska &amp; Hawaii</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">\$417,000</td> <td style="text-align: center;">\$625,500</td> </tr> <tr> <td style="text-align: center;">2</td> <td style="text-align: center;">\$533,850</td> <td style="text-align: center;">\$800,775</td> </tr> <tr> <td style="text-align: center;">3</td> <td style="text-align: center;">\$645,300</td> <td style="text-align: center;">\$967,950</td> </tr> <tr> <td style="text-align: center;">4</td> <td style="text-align: center;">\$801,950</td> <td style="text-align: center;">\$1,202,925</td> </tr> </tbody> </table> <p style="margin-left: 20px;"><u>High-Balance Area Loan Limits established by Federal Housing Finance Agency (FHFA):</u></p> <table border="1" style="margin-left: auto; margin-right: auto; border-collapse: collapse;"> <thead> <tr> <th rowspan="3" style="width: 10%;">Units</th> <th colspan="3" style="width: 30%;">Continental US</th> <th colspan="3" style="width: 30%;">Alaska and Hawaii</th> </tr> <tr> <th rowspan="2" style="width: 10%;">General</th> <th colspan="2" style="width: 20%;">High-Balance Loans</th> <th rowspan="2" style="width: 10%;">General</th> <th colspan="2" style="width: 20%;">High-Balance Loans</th> </tr> <tr> <th style="width: 10%;">Permanent High-Cost</th> <th style="width: 10%;">Temporary High-Cost</th> <th style="width: 10%;">Permanent High-Cost</th> <th style="width: 10%;">Temporary High-Cost*</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">One</td> <td style="text-align: center;">\$417,000</td> <td style="text-align: center;">\$625,500</td> <td style="text-align: center;">\$729,750</td> <td style="text-align: center;">\$625,500</td> <td style="text-align: center;">\$938,250</td> <td rowspan="4" style="text-align: center; vertical-align: middle;">NA</td> </tr> <tr> <td style="text-align: center;">Two</td> <td style="text-align: center;">\$533,850</td> <td style="text-align: center;">\$800,775</td> <td style="text-align: center;">\$934,200</td> <td style="text-align: center;">\$800,775</td> <td style="text-align: center;">\$1,201,150</td> </tr> <tr> <td style="text-align: center;">Three</td> <td style="text-align: center;">\$645,300</td> <td style="text-align: center;">\$967,950</td> <td style="text-align: center;">\$1,129,250</td> <td style="text-align: center;">\$967,950</td> <td style="text-align: center;">\$1,451,925</td> </tr> <tr> <td style="text-align: center;">Four</td> <td style="text-align: center;">\$801,950</td> <td style="text-align: center;">\$1,202,925</td> <td style="text-align: center;">\$1,403,400</td> <td style="text-align: center;">\$1,202,925</td> <td style="text-align: center;">\$1,804,375</td> </tr> </tbody> </table> <p style="margin-left: 20px;"><b>*Temporary High-Cost (ARRA) limits for each specific county in Alaska and Hawaii are lower than the maximum permanent high-cost area limits.</b></p> <ul style="list-style-type: none"> <li>These amounts are the maximum loan amounts that may apply; the limit may be lower for a specific high-balance area; however may not exceed 115% of area median home price.</li> </ul> <p style="margin-left: 20px;">Increased limits from the American Recovery and Reinvestment Act of 2009 under review by agency.</p>			Unit	Continental US	Alaska & Hawaii	1	\$417,000	\$625,500	2	\$533,850	\$800,775	3	\$645,300	\$967,950	4	\$801,950	\$1,202,925	Units	Continental US			Alaska and Hawaii			General	High-Balance Loans		General	High-Balance Loans		Permanent High-Cost	Temporary High-Cost	Permanent High-Cost	Temporary High-Cost*	One	\$417,000	\$625,500	\$729,750	\$625,500	\$938,250	NA	Two	\$533,850	\$800,775	\$934,200	\$800,775	\$1,201,150	Three	\$645,300	\$967,950	\$1,129,250	\$967,950	\$1,451,925	Four	\$801,950	\$1,202,925	\$1,403,400	\$1,202,925	\$1,804,375
Unit	Continental US	Alaska & Hawaii																																																										
1	\$417,000	\$625,500																																																										
2	\$533,850	\$800,775																																																										
3	\$645,300	\$967,950																																																										
4	\$801,950	\$1,202,925																																																										
Units	Continental US			Alaska and Hawaii																																																								
	General	High-Balance Loans		General	High-Balance Loans																																																							
		Permanent High-Cost	Temporary High-Cost		Permanent High-Cost	Temporary High-Cost*																																																						
One	\$417,000	\$625,500	\$729,750	\$625,500	\$938,250	NA																																																						
Two	\$533,850	\$800,775	\$934,200	\$800,775	\$1,201,150																																																							
Three	\$645,300	\$967,950	\$1,129,250	\$967,950	\$1,451,925																																																							
Four	\$801,950	\$1,202,925	\$1,403,400	\$1,202,925	\$1,804,375																																																							

## DU REFI PLUS CONFORMING FIXED AND ARM PRODUCTS

	DU REFI PLUS FIXED RATE	DU REFI PLUS 5/1 LIBOR ARM	DU REFI PLUS 7/1 LIBOR ARM																																																																																																
17. LOAN AMOUNT AND LTV LIMITATIONS	<p><b><u>Mandatory Review of MI Section Required</u></b>                      Refer to #17 Secondary Financing</p> <p style="text-align: center;"><b>Conforming and High Balance</b></p> <table border="1" style="width: 100%; border-collapse: collapse; margin-bottom: 10px;"> <thead> <tr> <th colspan="6" style="text-align: center;">PRIMARY RESIDENCES</th> </tr> <tr> <th colspan="6" style="text-align: center;">DU Refi Plus Approve</th> </tr> <tr> <th style="text-align: center;">Units</th> <th style="text-align: center;">LTV W/O Sec Fin</th> <th style="text-align: center;">LTV W/ Sec Fin</th> <th style="text-align: center;">CLTV W/Sec Fin</th> <th style="text-align: center;">Max HCLTV</th> <th style="text-align: center;">Credit Score</th> </tr> <tr> <th colspan="6" style="text-align: center;">Rate &amp; Term Refinance</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1-4 units</td> <td style="text-align: center;">105%</td> <td style="text-align: center;">105%</td> <td style="text-align: center;">n/a</td> <td style="text-align: center;">n/a</td> <td style="text-align: center;">n/a</td> </tr> </tbody> </table> <table border="1" style="width: 100%; border-collapse: collapse; margin-bottom: 10px;"> <thead> <tr> <th colspan="6" style="text-align: center;">SECOND HOMES<sup>1</sup></th> </tr> <tr> <th colspan="6" style="text-align: center;">DU Refi Plus Approve</th> </tr> <tr> <th style="text-align: center;">Units</th> <th style="text-align: center;">LTV W/O Sec Fin</th> <th style="text-align: center;">LTV W/ Sec Fin</th> <th style="text-align: center;">CLTV W/Sec Fin</th> <th style="text-align: center;">Max HCLTV</th> <th style="text-align: center;">Credit Score</th> </tr> <tr> <th colspan="6" style="text-align: center;">Rate &amp; Term Refinance</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1 unit</td> <td style="text-align: center;">105%</td> <td style="text-align: center;">105%</td> <td style="text-align: center;">n/a</td> <td style="text-align: center;">n/a</td> <td style="text-align: center;">n/a</td> </tr> <tr> <td colspan="6" style="text-align: center;"><sup>1</sup> Guidelines listed are for second homes suitable for year-round occupancy.</td> </tr> </tbody> </table> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="6" style="text-align: center;">INVESTMENT PROPERTIES</th> </tr> <tr> <th colspan="6" style="text-align: center;">DU Refi Plus Approve</th> </tr> <tr> <th style="text-align: center;">Units</th> <th style="text-align: center;">LTV W/O Sec Fin</th> <th style="text-align: center;">LTV W/ Sec Fin</th> <th style="text-align: center;">CLTV W/Sec Fin</th> <th style="text-align: center;">Max HCLTV</th> <th style="text-align: center;">Credit Score</th> </tr> <tr> <th colspan="6" style="text-align: center;">Rate &amp; Term Refinance</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1-4 units</td> <td style="text-align: center;">105%</td> <td style="text-align: center;">105%</td> <td style="text-align: center;">n/a</td> <td style="text-align: center;">n/a</td> <td style="text-align: center;">n/a</td> </tr> </tbody> </table>			PRIMARY RESIDENCES						DU Refi Plus Approve						Units	LTV W/O Sec Fin	LTV W/ Sec Fin	CLTV W/Sec Fin	Max HCLTV	Credit Score	Rate & Term Refinance						1-4 units	105%	105%	n/a	n/a	n/a	SECOND HOMES <sup>1</sup>						DU Refi Plus Approve						Units	LTV W/O Sec Fin	LTV W/ Sec Fin	CLTV W/Sec Fin	Max HCLTV	Credit Score	Rate & Term Refinance						1 unit	105%	105%	n/a	n/a	n/a	<sup>1</sup> Guidelines listed are for second homes suitable for year-round occupancy.						INVESTMENT PROPERTIES						DU Refi Plus Approve						Units	LTV W/O Sec Fin	LTV W/ Sec Fin	CLTV W/Sec Fin	Max HCLTV	Credit Score	Rate & Term Refinance						1-4 units	105%	105%	n/a	n/a	n/a
PRIMARY RESIDENCES																																																																																																			
DU Refi Plus Approve																																																																																																			
Units	LTV W/O Sec Fin	LTV W/ Sec Fin	CLTV W/Sec Fin	Max HCLTV	Credit Score																																																																																														
Rate & Term Refinance																																																																																																			
1-4 units	105%	105%	n/a	n/a	n/a																																																																																														
SECOND HOMES <sup>1</sup>																																																																																																			
DU Refi Plus Approve																																																																																																			
Units	LTV W/O Sec Fin	LTV W/ Sec Fin	CLTV W/Sec Fin	Max HCLTV	Credit Score																																																																																														
Rate & Term Refinance																																																																																																			
1 unit	105%	105%	n/a	n/a	n/a																																																																																														
<sup>1</sup> Guidelines listed are for second homes suitable for year-round occupancy.																																																																																																			
INVESTMENT PROPERTIES																																																																																																			
DU Refi Plus Approve																																																																																																			
Units	LTV W/O Sec Fin	LTV W/ Sec Fin	CLTV W/Sec Fin	Max HCLTV	Credit Score																																																																																														
Rate & Term Refinance																																																																																																			
1-4 units	105%	105%	n/a	n/a	n/a																																																																																														

# MORGAN STRAUSE

## DU REFI PLUS CONFORMING FIXED AND ARM PRODUCTS

	DU REFI PLUS FIXED RATE	DU REFI PLUS 5/1 LIBOR ARM	DU REFI PLUS 7/1 LIBOR ARM
<b>18. SECONDARY FINANCING</b>	<ul style="list-style-type: none"> <li>• Subordination of <b>existing</b> junior liens permitted <b>without maximum CLTV limitations</b>, as identified in Section 16 Loan Amount and LTV Limitations               <ul style="list-style-type: none"> <li>• <b>Eligible Subordinate Financing Terms</b> <ul style="list-style-type: none"> <li>• Mortgages with negative amortization.</li> <li>• Subordinate financing that does not fully amortize under a level monthly payment plan where the maturity or balloon payment date is less than five years.</li> <li>• Subordinate financing that restricts prepayment (i.e., subordinate liens with prepayment penalties).</li> </ul> </li> </ul> </li> <li>• Subordinate liens may <b>not</b> be paid via DU Refi Plus transaction</li> <li>• New subordinate liens may <b>not</b> be added to subject transaction</li> </ul> <p><b>Refer to the Client Guide for eligibility guidelines</b></p>		
<b>19. PROPERTY TYPES</b>	<p><b>Eligible Property Types</b></p> <ul style="list-style-type: none"> <li>• 1-4 units</li> <li>• Second Homes limited to 1 unit</li> <li>• PUD</li> <li>• Condos</li> <li>• No project review required for Condominium and PUD; however, satisfactory verification must be provided verifying subject project is not a Condo Hotel and confirmation of hazard, flood, liability and fidelity insurance coverage is required.</li> <li>• Modular Pre-Cut/Panelized Housing</li> </ul> <p><b>Ineligible Property Types</b></p> <ul style="list-style-type: none"> <li>• Condo Hotel</li> <li>• Co-op</li> </ul>		
<b>20. OCCUPANCY</b>	<ul style="list-style-type: none"> <li>• Primary Residence</li> <li>• Second Homes</li> <li>• Investment Properties</li> </ul>		
<b>21. GEOGRAPHIC LOCATIONS</b>	<p>Geographic Locations</p> <ul style="list-style-type: none"> <li>• California, Texas and Colorado</li> </ul>		
<b>23. ASSUMPTIONS</b>	<p>Not Permitted. If existing loan was assumed, current borrowers must have been qualified as per FNMA Selling Guide.</p>	<p>Permitted after first interest rate adjustment period. Creditworthy borrowers only.</p>	

# MORGAN STRAUSE

## DU REFI PLUS CONFORMING FIXED AND ARM PRODUCTS

	DU REFI PLUS FIXED RATE	DU REFI PLUS 5/1 LIBOR ARM	DU REFI PLUS 7/1 LIBOR ARM
<b>24. ESCROW WAIVERS</b>	Allowed		
<b>25. PREPAYMENT PENALTY</b>	None		
<b>26. UNDERWRITING</b>	<ul style="list-style-type: none"> <li>• Loan must be underwritten via Fannie Mae DU and receive eligibility findings for DU Refi Plus Program. DU must state eligibility for this program.</li> <li>• Manual underwriting is NOT permitted</li> <li>• Expanded Approval Levels (EA1) are eligible for 15 and 30 Year Fixed products.</li> </ul>		
<b>27. PROCESSING STYLES</b>	<ul style="list-style-type: none"> <li>• Standard</li> </ul>		
<b>28. BORROWER ELIGIBILITY</b>	<ul style="list-style-type: none"> <li>• An existing borrower may be removed from the transaction provided:               <ul style="list-style-type: none"> <li>• Permit the removal of borrowers for any reason, not solely due to death or divorce;</li> <li>• Require that the remaining borrower(s) demonstrate that they have been making the payment(s) from their own funds for the most recent 12 months prior to the application of the new mortgage. This 12-month payment history must be on the existing mortgage, and may not be satisfied using multiple consecutive first mortgages.</li> <li>• Require that the borrower being removed is also removed from the deed (or provide evidence of death, as applicable). If the borrower is being removed due to death, the 12-month payment history is not required; however, the remaining borrower must provide evidence of the deceased borrower's death; and</li> <li>• Provide additional flexibilities through DU Refi Plus for borrowers being removed due to death (no 12-month payment history required).</li> </ul> </li> <li>• A borrower may be added to the new loan, provided an original borrower remains.</li> </ul> <p><b>Permanent Resident Aliens</b></p> <ul style="list-style-type: none"> <li>• Verify Alien Registration Card if borrower is not living in the U.S</li> </ul> <p><b>Non-Permanent Resident Alien</b></p> <ul style="list-style-type: none"> <li>• Refer to the Client Guide for eligibility guidelines.</li> </ul>		

# MORGAN STRAUSE

## DU REFI PLUS CONFORMING FIXED AND ARM PRODUCTS

	DU REFI PLUS FIXED RATE	DU REFI PLUS 5/1 LIBOR ARM	DU REFI PLUS 7/1 LIBOR ARM
<b>29. CO-BORROWERS</b>	DU Approve and Expanded Approval (EA1) loans – Co-borrower does not have to occupy the property subject to compliance with standard agency non-occupant co-borrower guidelines as follows: <ul style="list-style-type: none"> <li>• Occupant borrower must qualify for loan</li> <li>• Non-occupant borrower must be on separate application</li> </ul>		
<b>30. CREDIT</b>	DU Approve and Expanded Approval (EA1) recommendations <ul style="list-style-type: none"> <li>• Credit report required</li> <li>• No minimum Credit Score requirement; DU will evaluate eligibility</li> <li>• <b>Mortgage Payment History</b> – Evaluated by DU</li> <li>• Please inquire with your AE for specific guidelines on:               <ul style="list-style-type: none"> <li>• <b>Bankruptcy</b></li> <li>• <b>Foreclosure</b></li> <li>• <b>Pre-Foreclosure</b></li> <li>• <b>Deed-In-Lieu</b></li> <li>• <b>Restructured Loans</b></li> <li>• <b>Short Payoff</b></li> </ul> </li> </ul>	DU Approve recommendations <ul style="list-style-type: none"> <li>• Credit report required</li> <li>• No minimum Credit Score requirement; DU will evaluate eligibility.</li> <li>• <b>Mortgage Payment History</b> – Evaluated by DU</li> <li>• Please inquire with your AE for specific guidelines on:               <ul style="list-style-type: none"> <li>• <b>Bankruptcy</b></li> <li>• <b>Foreclosure</b></li> <li>• <b>Pre-Foreclosure</b></li> <li>• <b>Deed-In-Lieu</b></li> <li>• Restructured Loans</li> <li>• <b>Short Payoff</b></li> </ul> </li> </ul>	
<b>31. ASSETS</b>	Document as determined by DU		
<b>32. LIMITATIONS ON OTHER R.E. OWNED</b>	<b>Multiple Loans to the Same Borrower</b> <ul style="list-style-type: none"> <li>• No limit</li> </ul>		
<b>33. APPRAISER REQUIREMENTS</b>	Current license required		
<b>34. APPRAISAL REQUIREMENTS</b>	<ul style="list-style-type: none"> <li>• Follow DU recommendation.</li> <li>• Property Fieldwork Waiver (FIW) <b>offered if credit and property criteria are met</b> within DU recommendation. A \$75 fee is applied if borrower exercises waiver option.               <ul style="list-style-type: none"> <li>• Notice About Appraisal of Your Property- (FHLMC Form #1149) disclosure required</li> <li>• Eligibility for FIW limited to 1 unit properties with LTV&lt;=95%</li> <li>• DU EA recommendations are not eligible for FIW</li> <li>• FIW must be dated within 120 days of the Note date</li> <li>• If FIW is exercised, a signed affidavit is required disclosing the length of time the borrower has owned the property and confirmation the subject property is not currently listed for sale</li> </ul> </li> </ul>		

## DU REFI PLUS CONFORMING FIXED AND ARM PRODUCTS

	DU REFI PLUS FIXED RATE	DU REFI PLUS 5/1 LIBOR ARM	DU REFI PLUS 7/1 LIBOR ARM								
	<p><b>Note:</b> Fannie Mae specifically does not warrant that the estimated value used in the determination of eligibility for the DU Refi Plus property fieldwork waiver represents the actual value of the subject property. Laws and regulations regarding the use of appraisals and automated valuation models may vary, based for example on the type of transaction (purchase vs. refinance), the location of the property, and lender's licensing within that jurisdiction. The lender is responsible for compliance with all federal, state and local laws, rules and regulations.</p>										
<b>35. MORTGAGE INSURANCE</b>	<ul style="list-style-type: none"> <li>• If original transaction LTV was &lt;=80%, mortgage insurance is not required on the subject refinance.</li> <li>• If original transaction LTV was &gt; 80% and mortgage insurance was previously cancelled or terminated in accordance with Fannie Mae guidelines, mortgage insurance is not required on the subject refinance.</li> <li>• If the mortgage insurance on the original transaction was LPMI it is not eligible under this program</li>   <li>• If current LTV&gt;80% and the original transaction had Mortgage Insurance:             <ul style="list-style-type: none"> <li>• Loan is not eligible</li> <li>• Modification of the original MI certificate is ineligible. No exceptions.</li> </ul> </li>   <li>• Coverage             <table style="margin-left: 40px; border: none;"> <tr> <td style="border-bottom: 1px solid black; padding: 2px;"><u>&lt;=20 year</u></td> <td style="border-bottom: 1px solid black; padding: 2px;"><u>Coverage</u></td> </tr> <tr> <td style="padding: 2px;">80.01% - 85%</td> <td style="padding: 2px;">6%</td> </tr> <tr> <td style="padding: 2px;">85.01% - 90%</td> <td style="padding: 2px;">12%</td> </tr> <tr> <td style="padding: 2px;">90.01% - 95%</td> <td style="padding: 2px;">25%</td> </tr> </table> </li> </ul>			<u>&lt;=20 year</u>	<u>Coverage</u>	80.01% - 85%	6%	85.01% - 90%	12%	90.01% - 95%	25%
<u>&lt;=20 year</u>	<u>Coverage</u>										
80.01% - 85%	6%										
85.01% - 90%	12%										
90.01% - 95%	25%										

**DU REFI PLUS CONFORMING FIXED AND ARM PRODUCTS**

	DU REFI PLUS FIXED RATE	DU REFI PLUS 5/1 LIBOR ARM	DU REFI PLUS 7/1 LIBOR ARM
	<u>&gt;20 years</u> 80.01% - 85% 85.01% - 90% 90.01% - 95%	<u>Coverage</u> 12% 25% 30%	
<b>36. INVESTOR ELIGIBILITY</b>	Fannie Mae		
<b>37. SPECIAL ELIGIBILITY REQUIREMENTS/RESTRICTIONS</b>	<p><b>Payment Increase</b></p> <ul style="list-style-type: none"> <li>Permitted only if a more stable product (i.e. ARM to Fixed, IO to fully amortizing, shorter term, etc) is utilized</li> </ul> <p><b>Form 4506-T must be processed prior to closing.</b></p> <ul style="list-style-type: none"> <li>A new IRS Form 4506 T is required to be signed with the closing package as well as at application even when the form has been processed.</li> </ul>		