

# Native American Mortgage Products

Details	USDA Rural Housing 502 Guaranteed Loan	USDA Rural Housing Service 502 Direct Loan	VA Native American Direct Loan	HUD Section 184 Indian Home Loan
Income Restrictions	115% of AMI	80% of AMI	No	No
Max Loan Amount	None	Based on County limits	Based on County limits	Based on State and County limits
Purchase Maximum LTV and Down Payment Requirement	0	0	0	For homes under \$50,000: 1.25% for loans above 2.25%
Refinance Maximum LTV and Down Payment Requirement	No	Yes, subject to eligibility- NO cash-outs	No	Yes, subject to eligibility-97.75% LTV for Rate/Term and 85% LTV for cash-out
Construction -to - Perm Permitted	Yes	Yes	Yes	No, Single Close
Rehab	Yes	Yes	No Cash Outs Must reduce rate by 1% minimum	Yes

<b>Fannie Mae HomeReady (Affordable Product)</b> <b>*See Selling Guide for up to date guidelines</b>	<b>Fannie Mae Conventional (LTV 95-97%)</b> <b>*See Selling Guide for up to date guidelines</b>
No income limits in low-income census tracts OR 100% of area median income (AMI) for all other	No Income Limits
\$453,100 (1 Unit) \$679,650 High Cost Area (1 Unit)	\$453,100 (1 Unit) \$679,650 High Cost Area (1 Unit)
Principal Residence Transactions <u>1 Unit Purchase</u> 5% or 95% LTV OR 3% or 97% with DU® Approval <u>2 Unit Purchase</u> 15% or 85% LTV <u>3 and 4 Unit Purchase</u> 25% or 75% LTV No First Time Home Buyer (FTHB) Requirement	Principal Residence Transactions <u>1 Unit Purchase</u> 5% or 95% LTV 3% or 97% with DU® Approval* <u>2 Unit Purchase</u> 15% or 85% LTV <u>3 and 4 Unit Purchase</u> 25% or 75% LTV *At least one borrower must be a First Time Home Buyer
Principal Residence, Limited Cash- Out Refinance Transaction 1. UnitPurchase 5% or 95% LTV OR 3% or 97% with DU® Approval AND existing Fannie Mae loan 2. UnitPurchase: 15% or 85% LTV 3. to 4 UnitPurchase: 25% or 75% LTV Existing mortgage must be owned or securitized by Fannie Mae	Principal Residence, Limited Cash-Out RefinanceTransactions UnitPurchase 5% or 95% LTV OR 3% or 97% with DU® Approval UnitPurchase 15% or 85% LTV to 4 UnitPurchase 25% or 75% LTV Existing mortgage must be owned or securitized by Fannie Mae
Yes	Yes
Yes, in accordance with HomeStyle® Renovation guidelines* *(Special Lender Approval; Max 95% LTV with DU® Approval,limited to 1 Unit principal residence)	Yes, in accordance with HomeStyle® Renovation guidelines* *(Special Lender Approval; Max 95% LTV with DU® Approval for 1 Unit principal residence)

## Native American Mortgage Products, *continued*

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Refinance		Subject to eligibility- NO cash-outs	Yes	Yes, including cash-outs
Manufactured Hsg	New w/permanent foundation	New on permanent foundation; Approved Dealer/Contractor	New on permanent foundation, Approved Dealer	New/Existing on permanent foundation
Housing and Debt Ratios	29/41	Very Low Income 29/41; Low Income 33/41	41	41
Guarantee Fee Private Mortgage Insurance	1% of mortgage Guar Fee & .35% annual fee	None	1.25% of Base Loan Guar Fee (exemptions apply)	1.5% of Base Loan Guar Fee .25% annual premium
Closing Costs Financed?	Yes	Yes	No Req. for Refi	Yes
ARMs allowed?	No	No	No	No
Down payment/ Closing Cost Assistance	Allowable	Allowable	Allowable (Conditions Apply)	Allowable
Gift Restrictions	None	None	None	None

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See Refinance Information Above	See Refinance Information Above
Yes: 1 Unit Principal Residence in accordance with standard MH guidelines (Max 95% LTV; 7/1 or 10/1 ARM)	Yes: 1 Unit Principal Residence (Max 95% LTV Purchase & LCOR; 7/1 or 10/1 ARM) Second Homes acceptable at 90% LTV (1 Unit)
Up to 50% with DU® Approve/Eligible Recommendation	Up to 50% with DU® Approve/Eligible Recommendation
No Upfront Guarantee Fee Reduced MI Premiums	No Upfront Guarantee Fee Standard MI Premiums Minimum MI Coverage available subject to LLPA
Up to 105% CLTV if the subordinate lien is a "Community Second"	Up to 105% CLTV if the subordinate lien is a "Community Second"
Yes 5/1 (2/2/5 caps only) 7/1 and 10/1	Yes All standard ARMs permitted
Yes; No minimum contribution from borrower's own funds (1 Unit) Minimum 3% borrower contribution on 2-4-unit	Yes; No minimum contribution from borrower's own funds (1 Unit) Minimum 5% borrower contribution on 2-4-unit
Yes; Interested Party Gifts Not Allowed	Yes; Interested Party Gifts Not Allowed and No Gifts Allowed on Investment Properties

## Native American Mortgage Products, *continued*

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Assumable	Yes, subject to eligibility	Yes, subject to eligibility	Yes, subject to eligibility	Yes, Credit qualified subject to eligibility
Reserve Requirements	None	None	None	Multi Units
Credit Standards	Good Credit: >640 or waiver (alternative sources allowable)	Good Credit: (alternative credit sources allowable)	Good Credit	Good Credit (alternative credit sources allowable)
Buy downs	2/1 paid by seller or with gift	No	No	Yes
Homebuyer ED	Recommended but not required	Yes	Recommended but not required	Recommended but not required
Foreclosure Prevention	Intervention	Intervention	Intervention	Intervention
Title Insurance	Required	Required		Fee Required; Trust BIA Approval & Certified TSR
Legal Documents	One Stop Docs or Negotiated	One Stop Docs or Negotiated	One Stop Docs or Negotiated	One Stop Docs or Negotiated
Agreement Documents	RHS/Tribe & Investor	RHS/Tribe	MOU VA/Tribe	One Stop Docs

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No	No
DU® - Reserve Requirements will be determined by DU®Manual underwriting – Reserves determined based on Eligibility Matrix	DU® -Reserve Requirements will be determined by DU®Manual underwriting – Reserves determined based on Eligibility Matrix
620 Minimum Credit Score Nontraditional credit; Manual Underwriting Acceptable	620 Minimum Credit Score Nontraditional credit; Manual Underwriting Acceptable
Yes: 3-2-1 and 2-1 buydowns	Yes: 3-2-1 and 2-1 buydowns
Generally speaking, at least one borrower on a HomeReady purchase transaction must complete the Framework online education program *Exceptions Apply	Not required however homeownership education and counseling required for at least one borrower when all borrowers are relying solely on nontraditional credit to qualify
As outlined in the executed Memorandum of Understanding between Fannie Mae and Tribe and Fannie Mae Servicing Guide	As outlined in the executed Memorandum of Understanding between Fannie Mae and Tribe and Fannie Mae Servicing Guide
Bureau of Indian Affairs Approval and Certified Title Status Report	Bureau of Indian Affairs Approval and Certified Title Status Report
One Stop Docs plus additional Fannie Mae Agreements or Negotiated	One Stop Docs plus additional Fannie Mae Agreements or Negotiated
As outlined in the executed Memorandum of Understanding between Fannie Mae and Tribe	As outlined in the executed Memorandum of Understanding between Fannie Mae and Tribe

## Native American Mortgage Products, *continued*

### Online Resources

<b>Lender</b>	<b>Websites</b>
USDA Rural Housing 502 Guaranteed Loan	<b>Income Eligibility</b> <a href="https://www.rd.usda.gov/files/RD-GRHLimitMap.pdf">https://www.rd.usda.gov/files/RD-GRHLimitMap.pdf</a> <b>Rural Area Eligibility</b> <a href="https://eligibility.sc.egov.usda.gov/eligibility/">https://eligibility.sc.egov.usda.gov/eligibility/</a>
USDA Rural Housing Service 502 Direct Loan	<b>Income Eligibility</b> <a href="https://www.rd.usda.gov/files/RD-DirectLimitMap.pdf">https://www.rd.usda.gov/files/RD-DirectLimitMap.pdf</a> <b>Rural Area Eligibility</b> <a href="https://eligibility.sc.egov.usda.gov/eligibility/">https://eligibility.sc.egov.usda.gov/eligibility/</a>
VA Native American Direct Loan	<a href="https://www.benefits.va.gov/homeloans/nadl.asp">https://www.benefits.va.gov/homeloans/nadl.asp</a>
HUD Section 184 Indian Home Loan	<a href="https://www.hud.gov/program_offices/public_indian_housing/ih/homeownership/184">https://www.hud.gov/program_offices/public_indian_housing/ih/homeownership/184</a>
FHA	<a href="https://www.fha.com/">https://www.fha.com/</a>
Fannie Mae HomeReady	<a href="https://www.fanniemae.com/singlefamily/homeready">https://www.fanniemae.com/singlefamily/homeready</a>
Fannie Mae Conventional	<a href="https://www.fanniemae.com/singlefamily/originating-underwriting">https://www.fanniemae.com/singlefamily/originating-underwriting</a>