



(559) 346-7238

Max Fixed Rate Purchase LTV/CLTV by Agency

Loan to Value (LTV) = Loan Amount ÷ Sales Price

Primary Residence

Investment

2nd Home

FNMA - Fannie Mae

(1) First Time Home Buyer or HomeReady <= 80% AMI

1 Unit - SFR	95% / 97% ⁽¹⁾	85%	90%
2 Units	85%	75%	0%
3 Units	75%	75%	0%
4 Units	75%	75%	0%

FHLMC - Freddie Mac

(2) Home Possible <= 80% AMI or Home One First Time Home Buyer

1 Unit - SFR	95% / 97% ⁽²⁾	85%	90%
2 Units	85% / 95%*	75%	0%
3 Units	80% / 95%*	75%	0%
4 Units	80% / 95%*	75%	0%

FHA - Federal Housing Administration

(3) = Restrictions apply

1 Unit - SFR	96.50%	0%	96.50% ⁽³⁾
2 Units	96.50%	0%	96.50% ⁽³⁾
3 Units	96.50%	0%	96.50% ⁽³⁾
4 units	96.50%	0%	96.50% ⁽³⁾

VA - Veteran's Administration

1-4 units	100%	NA	NA
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USDA - Rural Development

1 Unit - SFR	100%	NA	NA
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NMLS 212593

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NEXA
Mortgage



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