

AMAC Purchase Money Second Quick Reference

Below is an overview of AMAC’s Open- and Closed-End Purchase Money Guidelines. For complete underwriting requirements, see the [AMAC Reporting Program Manual](#).

CLTV/Loan Amount/Credit Score/DTI Requirements

| OCCUPANCY | PROPERTY TYPE | MAXIMUM CLTV* | MAXIMUM LOAN AMOUNT | MINIMUM CREDIT SCORE | MAXIMUM DTI |
|-------------------|-------------------------------------|---------------|---------------------|----------------------|-------------|
| Primary Residence | 1-Unit, SFD/SFA, Warrantable Condos | 95% | \$250,000 | 740 | 40% |
| | | 90% | | 680 | 40% |

*Open-End CLTV must be calculated using the full line amount, regardless of the initial draw.

Additional Requirements:

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| LOAN TERMS | <ul style="list-style-type: none"> Open-End with maximum 10-year draw term and maximum 30-year amortization, including draw period. Closed-End: <ul style="list-style-type: none"> Fixed-rate/fixed-payment only. Maximum 30-year amortization. Must be in second-lien position. |
| CREDIT REQUIREMENTS | <ul style="list-style-type: none"> Single-bureau credit report with “classic” FICO® score for each borrower meeting the minimum score requirement as shown in the table above. In addition to each borrower having a FICO score, each borrower must have sufficient credit depth supported by a minimum of two installment and two revolving accounts with a satisfactory 24-month payment history. See the AMAC Reporting Program Manual for complete requirements. |
| BORROWER REQUIREMENTS | <ul style="list-style-type: none"> Maximum two borrowers. All borrowers must occupy the subject property as their primary residence. Borrowers must be U.S. citizens or Permanent Residents. |
| INCOME REQUIREMENTS | All income used to qualify must be verified. See the AMAC Reporting Program Manual for complete details. |
| MINIMUM BORROWER CONTRIBUTION | <ul style="list-style-type: none"> All funds for the down payment must come from the borrower’s own funds and must be fully documented. Borrowed funds and gift funds are not an acceptable source of down payment. |
| INTERESTED-PARTY CONTRIBUTIONS | Maximum 3% and must not exceed the total of actual closing costs and prepaids. |
| APPRAISAL REQUIREMENTS | <p>Full URAR appraisal complete with all exhibits, including interior/exterior inspections.</p> <ul style="list-style-type: none"> Single-family attached and detached — Fannie Mae Form 1004/Freddie Mac Form 70. Condominiums — Fannie Mae Form 1073/Freddie Mac Form 465. <p>CLTV based on the lesser of the purchase price or appraised value.</p> |

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| <p>QUALIFYING PAYMENT</p> | <ul style="list-style-type: none"> ▪ Open-End: Use 1% of the maximum line amount. ▪ Closed-End: Use the fully amortized payment. |
| <p>OTHER REQUIREMENTS</p> | <p>The insured second lien cannot be behind a first mortgage that has any of the following loan characteristics:</p> <ul style="list-style-type: none"> ▪ Negative amortization. ▪ Option ARM. ▪ ARM with an initial fixed-rate period of less than five years. ▪ Open-end line of credit. ▪ Reverse mortgage. ▪ Amortization term greater than 360 months. ▪ Interest-Only. ▪ Balloon loan. ▪ Privately held. |
| <p>INELIGIBLE</p> | <ul style="list-style-type: none"> ▪ Properties > 20 acres. ▪ Manufactured Homes. ▪ 2–4 units. ▪ Borrowers with multiple bankruptcies. ▪ Non-Permanent Residents. ▪ Construction and renovation loans. <p>This list is not all-inclusive. For complete requirements, refer to the AMAC Reporting Program Manual.</p> |

See the [AMAC Reporting Program Manual](#) for complete requirements.