

# PRODUCT UPDATES

## ADU RENTAL INCOME MATRIX

### UPDATE TO CLEARLY IDENTIFY THE FOLLOWING:

- Property Type is a One-Unit with Accessory Unit Only (Multiple Units are not permitted)
- Prime & Prime+ (Non-DSCR) requirements
- Non-Owner Prime & Prime+ DSCR – NOT ELIGIBLE
- No Ratio – Purchase of OO/2<sup>nd</sup> Home use of income is NOT ELIGIBLE. Non-owner Purchase is ELIGIBLE.

4.8.24.v2

ADU RENTAL INCOME				
Property Defined as One-Unit with Accessory Unit Only (Multiple Units are not Permitted)				
PROGRAM	ALLOWED	REQUIREMENTS	APPRAISAL & RENTAL INCOME	SFC
<b>Prime &amp; Prime+ Non-Owner Prime (Non-DSCR)</b>  <b>Purchase &amp; Refinance Primary Residence Only</b>	Yes	If Limited or No History of Rental Income - Income must not exceed 30% of total monthly effective income used to qualify the Borrower	An Appraisal to include 1 closed comp with ADU rented along with Form 1007 to include 3 Rental Comps. At least 1 rental comp to be a rented ADU, the other 2 must support market rent similar to ADU  Purchase - Long term lease must be supplied if being transferred in transaction, and may be used to determine rental income, when available along with Appraisal.  <i>The lower of the current lease or 1007 will be used at 75% of qualifying rent</i>  Refinance - A copy of long term lease. <i>If Full Doc, Schedule E Rental Analysis Required to be used. Follow standard Schedule E rental requirement</i>	
<b>Non Owner Prime &amp; Prime+ DSCR</b>  All DSCR Transactions	No	N/A	N/A	
Prime - 2nd - All Transactions	No	N/A	N/A	
<b>No Ratio</b> Purchase & Refinance	Yes*	*Purchase of Owner Occupied/2nd Home Income is not eligible  *Purchase of Non-Owner Occupied- Eligible,	Appraisal to reflect legal unit, and minimum of 1 comp with ADU along with 1007 to support market rent comparable to ADU  Purchase - Long term lease must be supplied if being transferred in transaction, and may be used to determine rental income, when available along with Appraisal.  <i>The lower of the current lease or 1007 will be used</i>  Refinance - The market rent documented on 1007 and a copy of the current lease agreement with 2 months proof of current receipt	
ITIN - All Transactions	No	Ineligible Property Type	N/A	

## FHA200 MATRIX

### UPDATE FIRST LIEN MINIMUM LOAN AMOUNT OF \$100,000

FIRST LIEN REQUIREMENTS									
Property Type	Occupancy	Purpose	Minimum Loan Amount	Loan Amount	Min. FICO	Max LTV	Max CLTV	Product 1st Lien	Term
1 unit	Primary	Purchase	\$100,000	FHA County Limit up to max \$1,148,825	600	96.50%	100.00%	30 yr. Fixed FHA	360

[CLICK HERE FOR ALL GUIDELINES, MATRICES, RELEASES & QUICK TIPS \(Sharepoint\)](#)

