

GOVERNMENT		
Product	FICO/DTI	Underwriting
RD/RD Streamline Refi/VA	640/45%	For manual underwriting requirements, see the Start Up Step Up Program Description .
	660/50%	
FHA	650/45%	
	660/50%	
FHA Streamlined Refinance (serviced by U.S. Bank)	660/NA	
FHA Streamlined Refinance (not serviced by U.S. Bank)	680/NA	

CONVENTIONAL		
HFA Preferred™ (Fannie Mae)¹		
LTV	Underwriting	FICO/DTI
≤ 95%	Automated (DU®)	640/50%
	Manual for one-unit properties	680/36%
	Manual for two-unit properties	700/36%
> 95% to ≤ 97%	Automated (DU®)	640/50%
	Manual	Not allowed
HFA Advantage® (Freddie Mac)¹		
LTV	Underwriting	FICO/DTI
≤ 97%	Automated (LPA® purchase and refinance)	640/50%
≤ 95%	Manual	See product description for details
> 95% to ≤ 97%	Manual	Not allowed
HFA Preferred Risk Sharing™ (Fannie Mae)¹		
LTV	Underwriting	FICO/DTI
≤ 97%	Automated (DU®)	680/50%
	Manual	Not allowed
Upfront Paid Mortgage Insurance (UPMI) with HFA Preferred™ and HFA Advantage®		
LTV	Underwriting	FICO/DTI
≤ 97%	HFA Preferred™ (Fannie Mae) Automated	Varies ² /50%
	HFA Advantage® (Freddie Mac) Automated	Varies ² /50%
	Manual	See HFA Preferred™ and HFA Advantage® product descriptions for details.

- For Non-Traditional Credit & Manufactured Housing Specific Requirements, see Page 2 of the Credit and DTI Matrix -

NON-TRADITIONAL CREDIT

Follow Fannie Mae Home Ready™, Freddie Mac Home Possible®, or FHA/VA/RD guidelines, as applicable.

MANUFACTURED HOUSING

GOVERNMENT

FHA/VA/RD

LTV	Underwriting	FICO/DTI
FHA	Manual UW not allowed	650/45%
VA/RD	Manual UW not allowed	680/45%

CONVENTIONAL

HFA Preferred™ (Fannie Mae)¹

LTV	Underwriting	FICO/DTI
≤ 95%	Manual UW not allowed	640/45%
≤ 97%	MH Advantage® Manual UW not allowed	680/45%

HFA Advantage® (Freddie Mac)¹

LTV	Underwriting	FICO/DTI
Not Allowed	Not Allowed	Not Allowed

HFA Preferred Risk Sharing™ (Fannie Mae)¹

LTV	Underwriting	FICO/DTI
≤ 97%	Manual UW not allowed	680/45%

Upfront Paid Mortgage Insurance (UPMI) with HFA Preferred™ and HFA Advantage®

LTV	Underwriting	FICO/DTI
≤ 97%	HFA Preferred™ (Fannie Mae) Manual UW not allowed	Varies ² /45%
	HFA Advantage® (Freddie Mac) Not Allowed	Not allowed

¹ Any borrowers who have a credit score must meet the conventional credit score and DTI requirements listed on this matrix and not Fannie Mae HomeReady™ or Freddie Mac Home Possible® guidelines.

² Standard HFA Preferred™ and HFA Advantage® minimum FICOs apply. The credit score determines the MI rate. Check with [MI company](#) for current pricing based on borrower's credit score. If credit score is below 720, call Partner Solutions before locking loan: 651.296.8215.

Meeting these credit score and DTI investor overlays does not guarantee underwriting approval.

Questions? Contact the Partner Solutions Team:

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