

HomeReady®

Fannie Mae’s flagship affordable lending product is designed to serve creditworthy lower income borrowers and to help fulfill our affordable housing mission and regulatory housing goals while maintaining strong, sustainable credit standards. This table compares HomeReady mortgage features with Fannie Mae standard mortgage loans. For details, refer to Selling Guide section [B5-6](#), HomeReady Mortgage.

Category	Standard Products	HomeReady
Product	Purchase, Limited cash-out refinance (LCOR), and cash-out refi; all occupancy types (second home and investment properties are DU only)	Purchase and LCOR only; principal residence only
Maximum LTV (Refer to Fannie Mae Eligibility Matrix for full list)	<ul style="list-style-type: none"> 95% LTV for 1-unit properties, principal residence Transactions with LTV > 95%-97% must be underwritten through Desktop Underwriter® (DU®), and: <ul style="list-style-type: none"> For purchase transactions, at least one borrower must be a first-time homebuyer (FTHB) For LCOR transactions, the existing loan must be owned or securitized by Fannie Mae 	Same as standard, with the following exception: <ul style="list-style-type: none"> No FTHB requirement
Product	<ul style="list-style-type: none"> Up to 30-year fixed-rate mortgage (FRM) 3/6 mos, 5/6 mos, 7/6 mos, and 10/6 mos Adjustable-Rate Mortgages (ARMs) 	Same as standard on FRM <ul style="list-style-type: none"> 5/6 mos, 7/6 mos, and 10/6 mos ARMs
Borrower Income Limits	No income limits	80% of Area Median Income (AMI)*
Maximum DTI	50% for loans underwritten through DU; 45% for manually underwritten loans	Same as standard
Rental income from subject property and boarder income	<ul style="list-style-type: none"> Documented rental income from subject property is allowed for 2–4-unit properties and investment properties Boarder income generally not permitted 	<ul style="list-style-type: none"> Rental income is acceptable for 1-unit principal residence with an accessory unit and two- to four-unit principal residence properties Documented boarder income (e.g., rent paid by roommate) may be permitted if it meets guidelines
Non-occupant co-borrower (such as a parent)	Permitted, with criteria for amount of down payment and DTI (max 43%) required from occupant borrower	Same as standard
Mortgage Insurance	<ul style="list-style-type: none"> Required for LTV > 80% Reduced Mortgage Insurance (MI) coverage allowed with pricing adjustment 	<ul style="list-style-type: none"> Same as standard, except MI coverage percentage reduced for loans with LTV > 90%
Gifts, grants, Community Seconds, cash-on-hand and sweat equity as a source of funds for down payment and closing costs	<ul style="list-style-type: none"> Gifts, grants, and Community Seconds are allowed as sources of down payment and closing costs for certain transactions with appropriate documentation Cash-on-hand and sweat equity generally not allowed 	<ul style="list-style-type: none"> Same as standard, plus: Cash-on-hand may be allowed with appropriate documentation Sweat equity may be allowed under qualifying programs – if so, max LTV is 95% and borrower must contribute at least 3% from own funds for down payment



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Minimum borrower contribution required from borrower's own funds (applicable when gifts, grants etc., are also present)	<ul style="list-style-type: none"> LTV <=80%: None LTV >80%: <ul style="list-style-type: none"> 1-unit property principal residence: None 2-4-unit principal residence: 5% Second homes (applicable only for gift funds): 5% 	<ul style="list-style-type: none"> Same as standard for LTV <=80%: None LTV >80%: <ul style="list-style-type: none"> 1-unit principal residence property: None 2-4-unit principal residence: 3%
Non-traditional credit	Allowed with appropriate documentation	Same as standard, plus: <ul style="list-style-type: none"> Flexibility provided for manually underwritten loans where the borrower does not meet the minimum credit score requirement due to insufficient tradelines
Manufactured Housing (MH)	<ul style="list-style-type: none"> DU-only, max 95% LTV, or 97% for MH Advantage® (see Eligibility Matrix), Fully amortizing fixed rate and 7/1 and 10/1 ARMs only No temporary buydowns 1- unit principal residence and second home transactions only 	1-unit principal residence in accordance with standard requirements. HomeReady loans are eligible in combination with manufactured housing, but the more restrictive eligibility requirements of each of those transactions apply
Renovation	<ul style="list-style-type: none"> Special lender approval, up to max 97% LTV for certain transactions (see Eligibility Matrix) Principal residence, second home and investment properties transactions 	HomeStyle® Renovation in accordance with standard HomeStyle Renovation guidelines; HomeReady loans are eligible in combination with HomeStyle Renovation; however, the more restrictive requirements of HomeReady or HomeStyle Renovation apply when these two products are combined on a loan
Pricing	<ul style="list-style-type: none"> Lender base guaranty fee Standard risk-based loan-level price adjustments (LLPAs) 	<ul style="list-style-type: none"> Lender base guaranty fee Standard risk-based LLPAs: <ul style="list-style-type: none"> waived with an LTV above 80% and a representative credit score equal to or greater than 680; for loans outside of these parameters, standard LLPAs apply (per the LLPA matrix) with a cap of 1.50%. The Minimum MI Coverage Option LLPA is not waived or considered toward the cap if that option is used

* Fannie Mae announced changes to the income limits for eligible HomeReady borrowers, beginning with new casefiles submitted to Desktop Underwriter on or after July 20, 2019. Prior to this change, a borrower's total annual qualifying income could not exceed 100% of the AMI for the property's location and there was no limitation on borrower income if the subject property was located in a low-income census tract.

This summary is intended for reference only. All criteria are subject to the formal terms and conditions of the Fannie Mae [Selling Guide](#) and [Servicing Guide](#). In the event of any conflict with this document, the Selling Guide and/or Servicing Guide will govern.