



CORRESPONDENT OVERLAY MATRIX as of 06/03/2021

			Conforming	FHA	FHA Streamline	VA	VA IRRL	USDA
Type	Topic	Overlay	Overlay Applies To:					
Credit	Credit Score	FICO Minimum 640	X	X	X	X	X	X
Condo	Condo	Requires Prior Client Approval	X	X	X	X	X	X
Escrow	Escrow Account	Required.				X	X	
Income	DTI	50% Max when AUS Response is Refer.				X		
Manufactured	Manufactured Home	Manufactured homes not allowed.	X	X	X	X	X	X
Mortgage Insurance	Split Premium	Allowed only for Borrower Paid Monthly and Borrower Paid. MI cannot be split between Lender Paid and Borrower Paid Monthly.	X					
Renovations Loans	203k, Homestyle, VA Renovation	Renovations loans not allowed.	X	X	X	X	X	X
Title	Title Insurance	Title Insurance required on all loans.					X	
Miscellaneous	Co-Op	Not allowed	X	X	X	X	X	X
	Deferred Action for Childhood Arrivals (DACA)	Not allowed when borrower(s) do not have Employment Authorization Document (EAD).	X					
	Trusts	Loans cannot close in a Trust.	X	X	X	X	X	X
	Hobby Farms	Allowed as long as property does not include the following: grains silos, large shops or farm buildings, livestock (listed on appraisal), crops for more than one family, schedule F on Tax Returns, Self-employment business involving horse or livestock (horses cannot be boarded on the property).	X	X	X	X	X	X
	Working Farms	Not allowed.	X	X	X	X	X	X