



## HomeReady® mortgage

Lend confidently to more borrowers



HomeReady is an affordable low down payment mortgage product designed for creditworthy low- to moderate-income borrowers, with expanded eligibility for financing homes in low-income communities.

### Borrower benefits

- **Low down payment** with up to 97% LTV financing for home purchases
- **Competitive pricing** meets or beats our standard loan pricing
- **Flexible sources of funds** with no minimum contribution requirement from borrower's own funds (1-unit properties)
- **Rental and boarder income** may be considered for qualifying
- **CLTV up to 105%** for loans with an eligible Community Seconds® transaction
- **Expanded DTI ratio** when using additional household income from non-borrowers
- **Non-borrower household income** is not counted toward income eligibility limits
- **Cancellable private mortgage insurance** per *Servicing Guide* policy
- **Reduced MI** coverage requirements for LTVs above 90% (up to 97%)
- **Homeownership education and advising** options empower borrowers to become successful homeowners

### Favorable pricing

Most competitive with **credit scores ≥ 680** and **LTV ratios above 80%**

For loans outside these parameters, standard LLPAs apply (per the [LLPA matrix](#)) with a cap of 1.50%.

### Simple income eligibility

Property Location	Income Limit
Low-income census tracts	No income limit
All other locations	100% of area median income

### Learn more

Visit [fanniemae.com/singlefamily/homeready](http://fanniemae.com/singlefamily/homeready) to find out how HomeReady can help you lend confidently to more borrowers.

