



CONFORMING MATRIX



Revision 15a 10-22-07		PRIMARY						SECOND HOME						NON OWNER OCCUPIED					
LOAN FEATURES	Purchase and Limited Cashout Refinance			Cash Out Refinance			Purchase and Limited Cashout Refinance			Cash Out Refinance			Purchase and Limited Cashout Refinance			Cash Out Refinance			
	MAXIMUM LTVs			MAXIMUM LTVs			MAXIMUM LTVs			MAXIMUM LTVs			MAXIMUM LTVs			MAXIMUM LTVs			
DU™ Approved/Eligible	LTV	CLTV	HLTV	LTV	CLTV	HLTV	LTV	CLTV	HLTV	LTV	CLTV	HLTV	LTV	CLTV	HLTV	LTV	CLTV	HLTV	
1 - Unit	95%	95%	100%	90%	90%	95%	95%	95%	100%	90%	90%	95%	90%	90%	95%	85%	85%	90%	
2 - Unit	95%	95%	100%	90%	90%	95%	Not Applicable			Not Applicable			90%	90%	95%	85%	85%	90%	
3 - 4 Unit	80%	80%	85%	75%	75%	80%	Not Applicable			Not Applicable			75%	75%	80%	70%	70%	75%	
LOAN TYPE	FIXED RATE 10-,15-,20-,30- year; ARMS 1/1; 3/1; 5/1; 7/1; 10/1									Qualifying Rate: See DU Guidelines									

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	MAXIMUM LTVs			MAXIMUM LTVs			MAXIMUM LTVs			MAXIMUM LTVs			MAXIMUM LTVs			MAXIMUM LTVs			
Expanded Approval	LTV	CLTV	HLTV	LTV	CLTV	HLTV	LTV	CLTV	HLTV	LTV	CLTV	HLTV	LTV	CLTV	HLTV	LTV	CLTV	HLTV	
1 - Unit Level 1	95%	95%	n/a	90%	90%	n/a	95%	95%	n/a	90%	90%	n/a	80%	90%	n/a	Not Applicable			
2 - Unit Level 1	95%	95%	n/a	90%	90%	n/a	Not Applicable			Not Applicable			80%	90%	n/a	Not Applicable			
LOAN TYPE	FIXED RATE 30 YEAR ONLY									Qualifying Rate: See DU Guidelines									

Timely Payment Rewards not currently offered

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	MAXIMUM LTVs			MAXIMUM LTVs			MAXIMUM LTVs			MAXIMUM LTVs									
Interest-Only (I/O)	LTV	CLTV	HLTV	LTV	CLTV	HLTV	LTV	CLTV	HLTV	LTV	CLTV	HLTV	Not Applicable						
1 - Unit (Fixed Rate Only)	95%	95%	n/a	90%	90%	n/a	95%	95%	n/a	90%	90%	n/a							
1 - Unit (ARMS - 3/1; 5/1; 7/1; 10/1 Only)	95%	95%	n/a	75%	75%	n/a	95%	95%	n/a	75%	75%	n/a							
I/O Key Features	Interest Only (I/O) period:			First 10 years, all products															
	Qualifying Rate:			Borrower(s) are qualified using the full payment (PITI) at the fully-amortizing repayment schedule. For Fixed Rate Mortgages: the applicable interest rate. For ARMS: the greater of the fully-indexed rate or the initial interest rate.															
	Eligible properties:			1 unit primary and 2nd homes, including warrantable condo's and PUD's only (see below for ineligible property types)															

FLEXIBLE MORTGAGES ARE AVAILABLE - SEE FLEX MATRIX FOR ELIGIBILITY REQUIREMENTS

IMPORTANT NOTES ABOUT OUR CONFORMING PROGRAM

This Matrix excludes special mortgage products such as Flex 97, Flex 100, Flex 80/20 and Valid™ Quickclose. Special Conforming Product matrices are available at www.Lyidianmortgage.com

Minimum Loan Amount \$50,000 (see rate sheet for any price adjustments) Maximum Loan Amount per 2007 Agency Guidelines are as follows: One-Family - \$417,000; Two-Family - \$533,850; Three-Family - \$645,300; and Four-Family - \$801,950. Continental U.S. only. Cash out in Texas permitted only on 2nd homes or NOO property.

LTV/CLTV/HCLTV; DTI; FICO, Appraisal and Income / Asset documentation requirements are typically dictated by DO™ / DU™, unless otherwise dictated by program guidelines.

Interested Party Contributions to cover recurring and non-recurring closing costs may come from but are not limited to Realtor; Broker; Seller unless otherwise dictated in product guidelines. Max permitted ≤ 75% = 9%; 75.01% to 90% = 6%; 90.01% - 95% = 3%; Investor maximum is 2% regardless of LTV. Contribution may not exceed actual closing costs. See DO™/ DU™ Guidelines for additional information

Eligible property types: SFR, PUD, Warrantable Condo, 2 - 4 family; attached/detached; townhome

Ineligible property types: manufactured homes, co-ops, unique properties, non-warrantable condos.

Mortgage Insurance (MI): required on all loans with LTVs > 80% and dictated by DO™/ DU™ recommendation unless stated otherwise in program guidelines. MI premium is borrower paid. Single premium and reduced MI coverage plans are not permitted.

See Rate sheet for all pricing adjustments

FICO score: Representative credit score is based on 3 scores, the lowest middle score of all borrowers will be used. If only 2 scores are available, the lowest score of all borrowers will be used. If only 1 score is available, see section on *Underwriting Borrowers in DU™ without traditional credit histories*. Requires an Approve / Eligible from DO™/DU™ to be eligible for delivery. See DU Guidelines for more information. Pricing adjustments may apply - see rate sheet for specifics.

This matrix is only a guide and does not represent full underwriting guidelines. All loans are required to be submitted to DO™/DU™ and must receive Approve/Eligible or EA Level 1 Eligible in order to be eligible for delivery to Lyidian® Mortgage. Additional Lender Requirements may apply.