

PROGRAM GUIDELINES	
Program	2-1 Buydown or 1-0 Buydown
Program Codes	EFC 2/1 30, EFC 1/0 30, EHBC 2/1 30, EHBC 1/0 30, EFCF 2/1 30, EFCF 1/0 30
Pricing	0.25 LLPA
Program Types	<p>2-1 Buydown</p> <ul style="list-style-type: none"> <li>- 2% below the Note Rate for the first year</li> <li>- 1% below the Note Rate for the second year</li> <li>- At the Note Rate for the years three through maturity</li> </ul> <p>1-0 Buydown</p> <ul style="list-style-type: none"> <li>- 1% below the Note Rate for the first year</li> <li>- At the Note Rate for the years two through maturity</li> </ul>
Term	30 Year Fixed Rate Only
Loan Limits	2023 Loan Limits (Conforming area & High-cost area)
DU/LPA Eligibility	Desktop Underwriter Approved/Eligible
Eligible Transactions	Purchase Transaction
Occupancy	Primary Residence or Second Home
Property Types	<p><b>Primary Residence:</b> 1-4 Unit SFR, Condo, PUD</p> <p><b>Second Home:</b> 1 Unit SFR, Condo, PUD</p>
Ineligible Property	Manufactured Homes, Co-op Hotels, and other Fannie Mae ineligible property types
Qualifying Rate	Qualify at Note Rate
Sources of Buydown	Seller, Builder, Borrower, Other Eligible Interested Party
Reserves	If reserves are required for the transaction, they must be determined by using the note rate not the buydown interest rate.
IPC Limits	<p>When the buydown funds are provided by an interested party to the transaction, interest party contributions (IPC) requirements apply.</p> <p>- If LTV</p> <ul style="list-style-type: none"> <li>• Greater Than 90%: Maximum IPC <b>3%</b></li> <li>• 75.01% - 90%: Maximum IPC <b>6%</b></li> <li>• 75% or Less: Maximum IPC <b>9%</b></li> </ul>
QM Points and Fees	Borrower Paid: Buydown Funds are included in the 3% QM Points and Fees Limit
LE/CD	Buydown costs must be included in LE & CD