

Highlights	Federal Housing Administration (FHA)	Veterans Administration (VA)	Rural Development (RD)	CU Promise 90	Cu Promise 97***
Down Payment	3.50%	0%	0%	10% - funds can come from any source	3%
Loan Terms	15-30 Year Fixed Rates		30 years	10-30 year Fixed Rates 5/1 & 7/1 & 10/1 Adjustable Rate	10-30 year Fixed Rates 5/1 & 7/1 & 10/1 Adjustable Rate
Property Type	<ul style="list-style-type: none"> Existing* 1-4 unit primary residence FHA Approved Condos *Minimum 1 year old	<ul style="list-style-type: none"> Existing* 1-4 unit primary residence VA Approved Condos/PUD *Minimum 1 year old	<ul style="list-style-type: none"> Existing 1 unit primary residence FHA/VA/Fannie or Freddie Approved Condos 	<ul style="list-style-type: none"> 1-2 unit primary residence Approved Condos/ PUD 1 unit second homes 	<ul style="list-style-type: none"> 1-unit primary residence
Income Limits	None		Yes	None	
Mortgage Limits	Yes - subject to FHA limits	\$806,500	Determined by the borrower's income and repayment ability	>80% to 90% - \$1,000,000 <80% - \$2,000,000	\$806,500
Mortgage Insurance	<u>Upfront (can be financed)</u> 1.75% <u>Monthly (Life of Loan)</u> 30 years - .80 - .85% 15 years - .45 - .70% Varies depending on down payment	<u>Upfront (can be financed)</u> 1.25% - 3.30% Varies depending on down payment/use	<u>Upfront 1.00% (can be financed)</u> .35% annual- life of the loan	None	Private Mortgage Insurance - can be removed when LTV is equal to 80%.
Minimum Credit Score	620	640	640	640	640
Maximum Debt Ratio	50%**		29%/41% or GUS approval with compensating factors	50%	Credit Score > 700 = 50% & 640-699 = 45%**
Seller Contribution	6%	4%	6%	No limit	3%
Purchase Plus Improvement	No	No	No	Yes	No
Lot Size Limits	20 acres	Reasonable acreage for area based on comparable sales - cannot exceed 30% of total appraised value			20 acres
Reserves	3-4 Units - 3 months	2-4 units - 6 months	If GUS requires	None	Based on automated underwriting assessment

** Must receive Automated Underwriting System approval over 41%. *** At least one borrower must complete the Framework® online education course. This product matrix is for informational and comparative purposes only and is not intended to include all underwriting guidelines. Please consult with your Maine Savings or CUSO lender for assistance in qualifying and determining eligibility for all potential borrowers.