

Correspondent

(Delegated)



First Guaranty Mortgage Corporation®
 Correspondent Division
 1900 Gallows Road, Suite 800
 Tysons Corner, Virginia 22182
 www.fgmccorrespondent.com
 Revised: 09/12/2018

Standard – Purchase/Refi
 No Score Purchase
 Streamlined
 Streamlined Assist

Credit:	Minimum 581 FICO; Full tri-merged credit report w/ scores.	✓		✓	
	Minimum 530 FICO; Mortgage only tri-merged credit report w/scores				✓
	No Score Borrower(s); Applies to all of the following: Either borrower has no score, minimal or no trade lines & no derogatory credit <ul style="list-style-type: none"> Either borrower has only one score, minimal or no trade lines & no derogatory credit If borrower one has three scores and borrower two has no score or one score then the application is required to meet all of the guidelines for the No Score product. Full tri-merged credit report still required for all applicants.			✓	
AUS Requirement:	GUS Accept and Manual Underwriting permitted.	✓		✓	
	Manual Underwriting only		✓		✓
Loan Amount	The minimum loan amount is \$50,000	✓	✓	✓	✓
Loan Terms:	Fixed Rate Mortgage: 30 year term	✓	✓	✓	✓
Max LTV:	100% LTV, financing not to exceed appraised value except by inclusion of guarantee fee.	✓	✓		
	Purchase: If the appraised value is higher than the purchase price closing costs can be financed.	✓			
	Accrued interest and eligible closing costs may be included.	✓	✓		✓
Max CLTV:	Follow USDA Handbook; Additional liens must subordinate to new first mortgage.	✓	✓	✓	✓
Property Eligibility:	Property must be located within an eligible rural area, follow USDA Property Eligibility. SFD, HUD/VA/FNMA approved Condo, Modular OR Manufactured (<i>Double-wide or Larger</i>), New & Existing Manufactured Homes (<i>Double-wide or Larger</i>), must be titled as real property. Existing Manufactured Homes must be located in CO, IA, LA, MI, NH, NV, ND, OH, OR, PA, SD, TX, VA, VT, WA, WI, WV or WY; and constructed on or after 01/01/2006.	✓	✓		
	Manufactured Homes in the State of New York are ineligible.	✓	✓	✓	✓
	Refinance: Properties that were eligible at origination remain eligible.	✓		✓	✓
	Property Assessed Clean Energy (PACE) Not Eligible	✓	✓	✓	✓
	Properties located in Lava Zones 1 or 2 in Hawaii are ineligible	✓	✓	✓	✓
Rent/Mortgage History:	Refinance: Loan must have been current 0x30 for 180 day period prior to receipt of request for Conditional Commitment request of refinance.	✓		✓	
	0x30 for last 12 months. Required on refers/manual underwrites when borrower has a housing expense.	✓			✓
Refinance Requirements	GNMA Pooling Restrictions for refinance transactions must be met.	✓		✓	✓
	Net Tangible Benefits must be met, per USDA Handbook.	✓		✓	✓
Repair Escrow:	Escrow for repairs permitted where the required repairs are the lessor of \$10,000 or 10% of the loan amount. Repairs can be interior or exterior related to bring property up to HUD standards.	✓	✓		
Mortgage Credit Certificate (MCC):	Follow USDA Handbook.	✓	✓	✓	✓
New York CEMA:	Eligible	✓	✓	✓	✓
Not Eligible:	Individual Taxpayer Identification Numbers (ITINs) in lieu of Social Security Numbers	✓	✓	✓	✓
Cash to Borrower:	A refinance of a Texas homestead property under Section 50(a)(6) and/or 50(a)(4) is not eligible for any government product.	✓	✓	✓	✓

Unless specified otherwise, refer to the applicable agency guidelines.