

U.S. Bank Consolidated Agency Overlays applicable to Delegated Housing Finance Agency Lending Division (as of 10/01/2021)

To mitigate the risk on the loans we purchase, U.S. Bank Home Mortgage has overlays to Agency guidelines (i.e., Fannie Mae and Freddie Mac).

• **Note:** Unless outlined below as a U.S. Bank Credit Overlay, Delegated Lenders can follow Agency Underwriting Guidelines and their own interpretation and application of those guidelines. Underwriting and Loan Eligibility compliance is backed by the Lender's Reps & Warrants as a Seller to U.S. Bank Home Mortgage. U.S. Bank Home Mortgage publishes on AllRegs our underwriting guidelines, practices, and clarifications that we follow when we underwrite a loan based on our own assessment of risk. Delegated Lenders are encouraged but not required to use these guidelines and clarifications when underwriting a loan to be sold to U.S. Bank.

- An "X" in the investor column indicates that the overlay applies to loans submitted under a lender's delegated underwriting authority.
- The Overlay Descriptions are summarized alphabetically by subject in each section.
- References are not all-inclusive and this document should be used in conjunction with the HFA Lending Guide. For complete product guidelines, refer to the applicable product and underwriting guidelines within our seller guide.
- Items added, removed or modified are referenced in the Seller Guide Update that are released along with the most recent version of the Matrix.
- If there are conflicts between the Overlay Matrix and the Underwriting and/or Product Guidelines, follow the Underwriting and/or Product Guidelines.

Section	Overlay Description	Freddie Mac	Fannie Mae
Underwriting Guideline Overlays applicable to Delegated Underwriting Authority			
000 COVID-19 Resources	Appraisals -Drive-By/Exterior-Only (For applications taken before June 1, 2021) Drive-by/Exterior-only appraisals are not acceptable for any loan type.	X	X
500 Product Guidelines	Debt-to-Income (DTI) Maximum DTI requirements are stated within the HFA specific product guides	X	X
500 Product Guidelines	Texas Home Equity Loans Acreages exceeding 10 acres not allowed.	X	X
500 Product Guidelines	FICO Minimum FICO score requirements are stated within the HFA specific product guides Section 500	X	X
500 Product Guidelines	Appraisal Waivers Appraisal waivers (PIW/ACE) are not accepted regardless of AUS findings.	X	X
500 Product Guidelines	Manufactured Housing See HFA specific Product Guide for Manufactured Housing Product Type, LTVs, DTIs and FICO score requirements.		X
713.09 Credit/Debt Underwriting; 500 Product Guidelines	Manual Underwriting 1. Minimum two months PITIA reserves after closing (or per product guide if greater) 2. No manufactured homes 3. See specific HFA Product Guide as additional restrictions may apply.	X	X
713.11 Secondary/Subordinate Financing and Other Financing Agreements	PACE Funding Not allowed.	X	X
713.14 Monthly Payment Escrows	Full Monthly Housing Payment Special Levied Assessments - U.S. Bank requires these monthly assessment amounts be added to the qualifying PITIA.	X	X
713.17 Eligible Properties	Deed/Resale Restrictions 1. The subsidy provider or program administrator has procedures to approve capital improvements on the property and guidelines for the borrower to receive credit for any costs of capital improvements paid by the borrower that are eligible by the program. 2. Deed restrictions regarding borrower's restriction to equity of any kind are not allowed, i.e. no shared appreciation 3. For properties where the resale restrictions survive foreclosure or recordation of a deed-in-lieu of foreclosure, oproperty will be limited to an 80% LTV.		X
713.17 Eligible Properties	Property with a Manufactured Home accessory unit U.S. Bank will not allow properties with a manufactured home as an accessory dwelling to be eligible property.	X	X
713.17 Eligible Properties	Non-Traditional Types of Properties Due to the risk nature of not being able to fully comply with the appraisal requirements for these types of properties, U.S. Bank Home Mortgage will not make or purchase loans that are non-traditional types of properties.	X	

713.17 Eligible Properties	<p>Deed/Resale Restrictions</p> <ol style="list-style-type: none"> 1. The right of first refusal is limited to 90-days from notification to program administrator 2. Deed restrictions regarding borrower's restriction to equity of any kind are not allowed, i.e. no shared appreciation 3. For properties where the resale restrictions survive foreclosure or recordation of a deed-in-lieu of foreclosure, oproperty will be limited to an 80% LTV. 	X	
713.17 Eligible Properties	<p>Eligible Property Requirements</p> <p>To be considered an eligible property, regardless of occupancy, the property must be suitable for year-round occupancy.</p>	X	
713.19 Manufactured Housing	<p>Manufactured Housing</p> <p>U.S. Bank Home Mortgage will not make or purchase loans that are single-wide manufactured homes.</p>		X
900.D Escrow Information	<p>Levied Special Assessments</p> <p>All levied special assessments must be included in the PITIA for proper DTI and reserve calculations.</p>	X	X
900.H Manufactured Housing Requirements	<p>Manufactured Housing</p> <p>ALTA 7.1 needed on manufactured homes. Manufactured Home Limited Power of Attorney is required for loans where Title has not already been surrendered.</p>	X	
900.M Final Documentation	<p>Survey Exceptions</p> <p>ALTA 9 required if there are survey exceptions.</p>	X	X



This document is not a Consumer Credit Advertisement and is intended for Correspondent use only. This information is provided to assist Correspondents and is not a consumer credit advertisement as defined by Regulation Z. Please consult the Correspondent Seller Guide (UniteUS EXT). Loan approval is subject to credit approval and program guidelines. Not all loan programs are available in all states for all amounts. Interest rates and program terms are subject to change without notice. Mortgage and Home Equity products are offered by U.S. Bank National Association. Deposit Products offered by U.S. Bank National Association. Member FDIC. ©2021 U.S. Bank.