



**REM N WS Conventional/FHA/VA<sup>4</sup>/USDA Overlays**  
**Traditional, Streamlines/IRRRL's, and 203K**  
**REM N to REM N Rate-Term Refinances Have No Overlays and Follow Straight Agency Guidelines<sup>3</sup>**  
**REM N to REM N Cash-Out Refinance – Overlays Apply**

FICO	PRODUCT	U/W	DEBT-TO-INCOME RATIO	NOTES
No Score <sup>2,5,6</sup>	FHA/VA/USDA	Manual Underwrite Only <sup>1</sup>	Agency	Refer to Rate Sheet for LLPA
580-599 <sup>5,6</sup>	FHA/VA/USDA	AUS Approval (Total Scorecard) or Manual Underwrite <sup>1</sup>	Agency	Refer to Rate Sheet for LLPA
600-619 <sup>5</sup>	FHA/VA/USDA	AUS Approval (Total Scorecard) or Manual Underwrite <sup>1</sup>	Agency	Refer to Rate Sheet for LLPA
620-639 <sup>5</sup>	FHA/VA/USDA	AUS Approval (Total Scorecard) or Manual Underwrite <sup>1</sup>	Agency	Refer to Rate Sheet for LLPA
640-659 <sup>5</sup>	FHA/VA/USDA	AUS Approval (Total Scorecard) or Manual Underwrite <sup>1</sup>	Agency	Refer to Rate Sheet for LLPA
660-679	FHA/VA/USDA	AUS Approval (Total Scorecard) or Manual Underwrite <sup>1</sup>	Agency	Refer to Rate Sheet for LLPA
680+	FHA/VA/USDA	AUS Approval (Total Scorecard) or Manual Underwrite <sup>1</sup>	Agency	No LLPA

<sup>1</sup> Manual underwrites must meet ALL requirements of the 4000.1 (FHA), VA, USDA underwriting guidelines, including but not limited to the definition of satisfactory credit history and the requirements associated with DTI limits.

<sup>2</sup> Streamline and IRRRL transactions must have a credit score

<sup>3</sup> On a REM N to REM N Rate-Term Refinance, if the Servicing on the REM N WS loan that is being refinanced has been sold, then the Overlays listed in the above table WILL APPLY.

<sup>4</sup> For VA High Balance 100% Financing loans, refer to the [product guide](#) for minimum FICO scores.

<sup>5</sup> Properties located in the State of New York must have a 600 minimum FICO

<sup>6</sup> 203K transactions must have a 660 minimum FICO