

Wholesale



First Guaranty Mortgage Corporation®
 Wholesale Division
 1900 Gallows Road, Suite 800
 Tysons Corner, Virginia 22182
 www.fgmcwholesale.com
 Revised: 08/24/2017

Relief Refi – Open Access
 Relief Refi – Same Servicer
 Home Possible®
 Home Possible – Purchase/Refi
 Standard – Purchase/Refi

Credit:	Follow LP findings & Freddie Mac Selling Guide.	✓	✓	✓	✓	✓
AUS Requirement:	LP: Accept	✓	✓	✓		✓
	LP: Caution with A Minus	✓				✓
	Manual Underwriting	✓	✓	✓	✓	✓
Loan Terms:	Fixed Rate Mortgage: 15 – 30 year terms	✓	✓	✓	✓	✓
Max LTV:	Follow Freddie Mac Selling Guide	✓	✓	✓	✓	✓
Max CLTV:	Follow Freddie Mac Selling Guide; Subordinate Financing Permitted	✓	✓	✓	✓	✓
Occupancy:	Owner Occupied (1-4 units)	✓	✓	✓	✓	✓
	Secondary Residence (1 unit)	✓			✓	✓
	Non-owner occupied (1-4 units)	✓			✓	✓
Maximum Financed Properties:	Borrowers are limited to four (4) loans or one and one half million dollars (\$1,500,000) total in loans funded/purchased by FGMC, exclusive of the borrower's primary residence and/or second home.	✓			✓	✓
Property Eligibility:	Single Family Dwelling	✓	✓	✓	✓	✓
	2 – 4 Units	✓	✓		✓	✓
	Condo	✓	✓	✓	✓	✓
	Modular Homes (Off-Frame Modular Only. On-Frame Modular homes are NOT permitted).	✓	✓		✓	✓
	Manufactured (<i>Double-wide or Larger</i>). Manufactured Homes: Must be titled as real property and constructed on or after 06/15/1976.	✓	✓		✓	✓
	Co-ops not eligible	✓	✓	✓	✓	✓
	Property Assessed Clean Energy (PACE) not eligible	✓	✓	✓	✓	✓
Cash to Borrower:	Cash-out : Follow Freddie Mac Selling Guide	✓				
	Texas Cash Out Refinances NOT eligible	✓	✓	✓	✓	✓
Not Eligible:	Individual Taxpayer Identification Numbers (ITINs) in lieu of Social Security Numbers	✓	✓	✓	✓	✓
	Mortgage Credit Certificate (MCC)	✓	✓	✓	✓	✓
	New York CEMA	✓	✓	✓	✓	✓
Appraisal/Value:	Follow Freddie Mac Selling Guide. Order from FGMC approved AMC's.	✓	✓	✓	✓	✓
	Appraisal is required if the subject property is located in a designated disaster area.	✓	✓	✓	✓	✓
Rent History:	Private Verifications of Rent (VOR) will not be accepted.	✓	✓	✓	✓	✓
Mortgage Insurance	Loan-Level Price Adjustments (LLPA) are not offered for a reduction in MI.	✓	✓	✓	✓	✓
	Approved Mortgage Insurance Companies					
	▪ Arch MI	▪ National MI	✓	✓	✓	✓
	▪ Genworth MI Corporation	▪ Radian Group, Inc.				
	▪ MGIC	▪ United Guaranty Corporation				

Unless specified otherwise, refer to the applicable agency guidelines.