



Thrive Mortgage, LLC 4819 Williams Dr. Georgetown, TX 78633

CONVENTIONAL

Transaction Type		Purchase		Rate/Term Refi		Cash-Out Refi	
Occupancy	Units	FICO****	Max LTV/CLTV	FICO****	Max LTV/CLTV	FICO****	Max LTV/CLTV
Primary	1 Unit	620	97**/97*				
Primary	1 Unit	620	95/95*	620	95/95*	620	80/80***
Primary	2 Unit	620	85/85*	620	85/85*	620	75/75
Primary	3-4 Unit	620	75/75*	620	75/75*	620	75/75
Second Home	1 Unit	620	90/90	620	90/90	620	75/75
Investment	1 Unit	620	85/85	620	75/75	620	75/75
Investment	2 Unit	620	75/75	620	75/75	620	70/70
Investment	3-4 Unit	620	75/75	620	75/75	620	70/70

*Max CLTV-105% with community second meeting agency requirements

**97% Program- Purchase only- One borrower must be first time homebuyer

***Manufactured Homes- No investment properties/ Cash out- primary only & limited to 65% LTV w/ term 20 years or less

Fico score indicates individual mid or blended average for joint applications

AFFORDABLE- HOMEREDY/HOME POSSIBLE

Transaction Type		Purchase		Rate/Term Refi		Cash-Out Refi	
Occupancy	Units	FICO****	Max LTV/CLTV	FICO****	Max LTV/CLTV	FICO****	Max LTV/CLTV
Primary	1 Unit	620	97/97*	620	97/97*		
Primary	2 Unit	620	85/85*	620	85/85*		
Primary	3-4 Unit	620	75/75*	620	75/75*		

*Max CLTV-105% with community second meeting agency requirements

**Manufactured housing is not permitted, unless the property meets the MH Advantage requirements

***Income must meet AMI limits.

[Freddie AMI Tool](#)

[Fannie AMI Tool](#)

Fico score indicates individual mid or blended average for joint applications

CONVENTIONAL- HIGH BALANCE

Transaction Type		Purchase		Rate/Term Refi		Cash-Out Refi	
Occupancy	Units	FICO****	Max LTV/CLTV	FICO****	Max LTV/CLTV	FICO****	Max LTV/CLTV
Primary	1 Unit	620	95/95*	620	95/95*	620	80/80**
Primary	2 Unit	620	85/85*	620	85/85*	620	75/75
Primary	3-4 Unit	620	75/75*	620	75/75*	620	75/75
Second Home	1 Unit	620	90/90	620	90/90	620	75/75
Investment	1 Unit	620	85/85	620	75/75	620	75/75
Investment	2 Unit	620	75/75	620	75/75	620	70/70
Investment	3-4 Unit	620	75/75	620	75/75	620	70/70

*Max CLTV-105% with community second meeting agency requirements

**Manufactured Homes- No investment properties/ Cash out- primary only & limited to 65% LTV w/ term 20 years or less

***Loan Limit Lookup Tool: [Freddie Mac](#) [Fannie Mae](#)

Fico score indicates individual mid or blended average for joint applications

FHA

Transaction Type		Purchase		Rate/Term Refi		Cash-Out Refi	
Occupancy	Units	FICO	Max LTV/CLTV	FICO	Max LTV/CLTV	FICO	Max LTV/CLTV
Primary	1 Unit	600	96.5/*	600	97.75**/97.75	600	80/80
Primary	2 Unit	600	96.5/*	600	97.75**/97.75	600	80/80
Primary	3-4 Unit	600	96.5/*	600	97.75**/97.75	600	80/80
Second Home	1 Unit			600	85/85		
Investment	1 Unit						
Investment	2 Unit						
Investment	3-4 Unit						

*No CLTV limit for secondary financing provided by government entities or HUD-Approved nonprofits

**If owned or occupied by borrower less than 12 months: Rate/Term LTV is restricted to 85%, Cash Out Not Eligible

For FICO's less than 600- please reference 580 product/540-579 special product requirements

[Single Family Handbook](#)

FHA HIGH BALANCE

Transaction Type		Purchase		Rate/Term Refi		Cash-Out Refi	
Occupancy	Units	FICO	Max LTV/CLTV	FICO	Max LTV/CLTV	FICO	Max LTV/CLTV
Primary	1 Unit	600	96.5/*	600	97.75/97.75	600	80/80
Primary	2 Unit	600	96.5/*	600	97.75/97.75	600	80/80
Primary	3-4 Unit	600	96.5/*	600	97.75/97.75	600	80/80
Second Home	1 Unit	600	96.5/*	600	97.75/97.75		
Investment	1 Unit	600	96.5/*	600	97.75/97.75		
Investment	2 Unit	600	96.5/*	600	97.75/97.75		
Investment	3-4 Unit	600	96.5/*	600	97.75/97.75		

*No CLTV limit for secondary financing provided by government entities or HUD-Approved nonprofits

**For specific guidelines please visit: [Single Family Handbook](#)

VA

Transaction Type		Purchase		Rate/Term Refi		Cash-Out Refi	
Occupancy	Units	FICO	Max LTV/CLTV	FICO	Max LTV/CLTV	FICO	Max LTV/CLTV
Primary	1 Unit	600	100/*	600	100/*	600	100/*
Primary	2 Unit	600	100/*	600	100/*	600	100/*
Primary	3-4 Unit	600	100/*	600	100/*	600	100/*
Second Home							
Investment							
Investment							
Investment							

*No CLTV limit for secondary financing provided by government entities or HUD-Approved nonprofits

VA HIGH BALANCE

Transaction Type		Purchase		Rate/Term Refi		Cash-Out Refi	
Occupancy	Units	FICO	Max LTV/CLTV	FICO	Max LTV/CLTV	FICO	Max LTV/CLTV
Primary	1 Unit	600	100/*	600	100/*	600	100/*
Primary	2 Unit	600	100/*	600	100/*	600	100/*
Primary	3-4 Unit	600	100/*	600	100/*	600	100/*
Second Home							
Investment							
Investment							
Investment							

*No CLTV limit for secondary financing provided by government entities or HUD-Approved nonprofits

USDA

Transaction Type		Purchase		Rate/Term Refi		Cash-Out Refi	
Occupancy	Units	FICO	Max LTV/CLTV	FICO	Max LTV/CLTV	FICO	Max LTV/CLTV
Primary	1 Unit	600	100*	600	100**		
Primary	2 Unit						
Primary	3-4 Unit						

*Can exceed 100% of the market value of the property when the guarantee fee is financed

**Cannot exceed new appraised value

***Minimum FICO 620-manual underwrite

[Income & Property Eligibility Tool](#)

GOVERNMENT STREAMLINE REFINANCE

Transaction Type		FHA Streamline		VA IRRRL		USDA Streamline	
Occupancy	Units	FICO	Max LTV/CLTV	FICO	Max LTV/CLTV	FICO	Max LTV/CLTV
Primary	1 Unit	580	*/No max	600	***/No max	600	****
Primary	2 Unit	580	*/No max	600	***/No max		
Primary	3-4 Unit	580	*/No max	600	***/No max		
Second Home	1 Unit	580	*/No max	600	***/No max		
Investment	1 Unit	580	**/No max	600	***/No max		
Investment	2 Unit	580	**/No max	600	***/No max		
Investment	3-4 Unit	580	**/No max	600	***/No max		
*LTV Limited to payoff on existing mortgage + UFMIP - UFMIP refund							
**LTV Limited to outstanding principle on existing mortgage + UFMIP - UFMIP refund							
***LTV Limited to payoff on existing mortgage + closing costs and prepaids + funding fee							
****Link to program guide: USDA Loan Purposes							