

USDA Overlay Matrix

POLICY	FAM POLICY	USDA	USDA Refinance(s)
MAXIMUM NUMBER OF BORROWERS	4 per transaction	✓	✓
MINIMUM LOAN AMOUNT	\$40,000	✓	✓
INELIGIBLE PROGRAMS	Section 502 Direct Loan Program	✓	✓
	Section 504 Direct Loan and Grant Program	✓	✓
	Rural Energy Plus	✓	✓
	Construction Financing	✓	✓
	Single-Close Construction to Perm	✓	✓
	Site without a dwelling	✓	✓
	Texas 50(a)(4) and Texas 50(a)(6)	-	✓
	Pilot Programs	✓	✓
CREDIT SCORE	640	✓	✓
	640- Manual Underwrites	✓	✓
NON-TRADITIONAL CREDIT	Not permitted	✓	✓
MAXIMUM DTI	<ul style="list-style-type: none"> AUS accept with DTI > 50% & fico between 640-679: 3 months PITIA in reserves required 	✓	✓
AGE OF DOCUMENTS	<ul style="list-style-type: none"> Income & Assets ≤ 60 days prior to note date 	✓	✓
MANUAL UNDERWRITING	<ul style="list-style-type: none"> Minimum 640 Fico 2 months PITIA in reserves 	✓	✓
SELF EMPLOYED	YTD P & L with 2 months bank statements supporting business income	✓	✓
LOANBEAM, eVOA & eVOI	Not permitted	✓	✓
VERBAL VOE	<ul style="list-style-type: none"> Salary/Wage Earner: 10 calendar days on or before note date Self-Employment: 10 calendar days on or before note date 	✓	✓
BUSINESS FUNDS	Business funds from a self-employed borrower are acceptable source of funds for down payment and closing costs provided;	✓	✓



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	<ul style="list-style-type: none"> Borrower must be 100% owner of business Cash flow analysis must be completed to determine that use of business funds will not have a negative effect on the cash flow of the business 		
GIFT FUNDS	<ul style="list-style-type: none"> Acceptable donors and Transfer of gift funds follow HUD policy; refer to USDA guidelines for details 	✓	✓
INELIGIBLE PROPERTIES	Manufactured Homes	✓	✓