

CMS Conventional Guideline Overlays:	FHLMC	FNMA	Overlay
<b>Resale / Deed Restrictions = only age based restrictions are permitted</b>	Freddie allows for income based restrictions in addition to age based	Affordability and Age Based deed restrictions are allowed	CMS will allow for income and age based deed restrictions. Maintain overlay for all other deed restrictions.
<b>Fixed rate products only</b>	Freddie allows ARMS	Fannie allows ARMS	Maintain overlay.
<b>Co-ops not eligible</b>	Freddie allows for co-ops	Fannie allows for co-ops	Maintain overlay.
<b>Ineligible borrowers and vesting types are Trusts and Limited Liability Companies (LLCs)</b>	Freddie allows for Trusts as a borrower	Fannie allows for Trust as a borrower	Maintain overlay. Trusts under review for future proposal update.
<b>Prepayment penalties are not permitted</b>	Freddie allows for prepayment penalties	Fannie allows for prepayment penalties	Maintain overlay. QM restrictions for prepayment penalties.
<b>LP Accept Streamlined / Standard Only and DU Approve/Eligible</b>	Freddie allows for manual underwriting	Fannie allows for manual underwriting	Maintain overlay.
<b>Mortgage Credit Certificate (MCC) is an ineligible income source</b>	Freddie allows for MCC income	Fannie allows for MCC income	Retain overlay.
<b>CMS does not currently offer Conventional financing for manufactured homes</b>	Freddie allows for manufactured homes	Fannie allows for manufactured homes	<p>Proposal to allow Conventional Manufactured homes being presented at next Credit Committee.</p> <p>CMS guidelines being created to match Freddie Mac and Fannie Mae requirements.</p> <p>Double and triple wide homes only.</p>