

Fannie Mae Underwriting

B2: Eligibility

This subpart describes Fannie Mae's mortgage, borrower, and property eligibility policies and occupancy type requirements.

B2-1: Mortgage Eligibility

This chapter explains the requirements related to mortgage eligibility.

➤ B2-1-01: Occupancy Types (05/01/2019)

This topic contains information on occupancy type requirements, including:

B2-1.1: LTV, CLTV, HCLTV, and Subordinate Financing

B2-1.2: Loan Purpose

B2-1.3: Loan Amortization Types

B2-1.4: Other Loan Attributes and Related Policies

B2-2: Borrower Eligibility

This chapter explains the requirements related to borrower eligibility.

➤ B2-2-01: General Borrower Eligibility Requirements (07/28/2015)

This topic contains information on general borrower eligibility requirements, including:

➤ B2-2-02: Non-U.S. Citizen Borrower Eligibility Requirements (07/28/2015)

This topic contains information on non-U.S. citizen borrower eligibility requirements.

➤ B2-2-03: Multiple Financed Properties for the Same Borrower (04/03/2019)

This topic contains information on multiple financed properties for the same borrower, including:

➤ B2-2-04: Guarantors, Co-Signers, or Non-Occupant Borrowers on the Subject Transaction (06/05/2018)

This topic contains information on guarantors,

B5-2: Manufactured Housing

This chapter describes the requirements for originating and underwriting mortgage loans secured by manufactured housing.

B5-3: Construction and Energy Financing

This chapter describes the policies and requirements for construction and energy financing transactions.

B5-4: Property-Specific Products

This chapter describes the policies and requirements for property-specific products.

B5-5: Community Seconds, Community Land Trusts, DU Refi Plus and Refi Plus, and Loans with Resale Restrictions

This chapter describes product policies and requirements for community seconds, community land trusts, DU Refi Plus and Refi Plus, and [More...](#)

B5-6: HomeReady Mortgage

This chapter describes product policies and requirements for HomeReady mortgage loans.

B5-7: High Loan-to-Value Refinance Option

This chapter provides the policies and requirements for the high loan-to-value refinance option.

B6: Government Programs Eligibility and Underwriting Requirements

This subpart contains information on government mortgage loans eligible for sale to Fannie Mae.

B6-1: Government Insured and Guaranteed Mortgages

This chapter describes the requirements for selling a government mortgage loan to Fannie Mae. These include the general requirements [More...](#)