



Last Reviewed: 04/29/2025

UHM Signature HELOC Matrix (TPO)

HELOC HIGHLIGHTS	
Occupancy	Primary Residence, Second Home, and Investment Properties (see: State Restrictions & Limitations)
Term	5, 10, 15, or 30 years
Loan Amount	\$25,000–\$400,000 (see: State Restrictions & Limitations and Eligibility Matrix)
Initial Draw	100% Initial Draw
Additional Draws	Minimum = \$500, Maximum = Total Line of Credit Amount; Total Line of Credit Amount = Initial Draw + Origination Fee
Draw Periods	<ul style="list-style-type: none">• 5-year term → 2-year draw period• 10-year term → 3-year draw period• 15-year term → 4-year draw period• 30-year term → 5-year draw period
Origination Fee	1.99–2.99% selectable fee included in the total loan amount. Higher percentage, lower initial fixed rate. State restrictions apply.
Escrows	Not required.
Reserves	Not required.
Prepayment Penalties	Not allowed.
Lien Position	Available on 1 st and 2 nd liens; maximum of 3 rd lien position.
State Restrictions & Limitations	<ul style="list-style-type: none">• Not available in HI, NY, and WV.• AK: Minimum \$25,001 loan amount.• MI: Minimum \$10,000 loan amount.• TN: Maximum 15-year (180-month) term.• TX: Minimum \$35,000 loan amount. Maximum CLTV 80%. Primary Residence transactions only; no listed properties. Notary must take place in a recording office and is scheduled via the application. No cash-out liens, open HELOCs, or previous home equity loans originated within previous 12 months. Applicants must undergo a 12-day cooling off period before notary.



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UNIONHOME MORTGAGE

BORROWER ELIGIBILITY	
Citizenship	<ul style="list-style-type: none">• U.S. Citizens, Permanent Resident Aliens, and Non-Permanent Resident Aliens (with SSN).• Foreign Nationals, ITIN borrowers, and borrowers without valid SSNs are ineligible.
Minimum Credit Score	<ul style="list-style-type: none">• Primary Residences: 640+ FICO• Second Homes and Investment Properties: 680+ FICO
Income	Stated Annual Gross Income (AGI). Community or marital income states can include spousal income. (Income is electronically verified during the application process with the applicant linking their online accounts.)
Maximum DTI	50%
Fraud Report	Fraud prevention pull required.
Mortgage History	No 30-day late payments in the previous 12 months.
Credit Event Seasoning	For BK, FC, SS, or DIL, minimum of 60 months.
PROPERTY & APPRAISAL REQUIREMENTS	
Eligible Property Types	<ul style="list-style-type: none">• Single Family Residences• Planned Unit Developments (PUDs)• Townhomes and Duplexes• Condominiums (including mid-rise and high-rise)• 3-4 Unit Properties
Appraisal	AVM only.
AVM Details	If the AVM does not provide a value, there is an option to order a broker price opinion (BPO) with a \$180 fee included in the total loan amount.
Hazard Coverage	100% Replacement Cost or updated coverage to cover both the first and second liens is required.



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SIGNATURE HELOC ELIGIBILITY MATRIX (NON-DUPLEX PROPERTY TYPES)

Occupancy	Lien Position	Maximum Loan Amount	Maximum CLTV*	Credit Score Range	DTI
Non-Owner Occupied	1	\$ 400,000	80%**	680–850	50%
	2	\$ 200,000	70%	680–719	50%
	2	\$ 225,000	70%	720–759	50%
	2	\$ 250,000	70%	760–850	50%
Owner Occupied	1–2	\$ 125,000	80%	660–679	50%
	1–2	\$ 125,000	75%	640–659	50%
	1	\$ 400,000	80%	680–739	50%
	1	\$ 400,000	85%	740–850	50%
	2	\$ 150,000	85%	680–739	50%
	2	\$ 200,000	80%	680–699	50%
	2	\$ 250,000	85%	740–850	50%
	2	\$ 250,000	80%	700–739	50%
	2	\$ 300,000	80%	740–850	50%
	2	\$ 350,000	75%	740–759	50%
	2	\$ 400,000	75%	760–850	50%
	3	\$ 100,000	70%	680–759	50%
	3	\$ 150,000	70%	760–850	50%

* Maximum CLTV is also subject to FSD and product offering.

** Minimum loan amount: \$110,000 for CLTVs > 70% and ≤ 80%.



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SIGNATURE HELOC ELIGIBILITY MATRIX (DUPLEX PROPERTY TYPES)

Occupancy	Lien Position	Maximum Loan Amount	Maximum CLTV*	Credit Score Range	DTI
Non-Owner Occupied	1	\$ 400,000	80%**	680–850	50%
	2	\$ 200,000	70%	680–719	50%
	2	\$ 225,000	70%	720–759	50%
	2	\$ 250,000	70%	760–850	50%
Owner Occupied	1	\$ 400,000	80%	680–850	50%
	2	\$ 200,000	80%	680–699	50%
	2	\$ 250,000	80%	700–739	50%
	2	\$ 300,000	80%	740–850	50%
	2	\$ 350,000	75%	740–759	50%
	2	\$ 400,000	75%	760–850	50%

* Maximum CLTV is also subject to FSD and product offering.

** Minimum loan amount: \$110,000 for CLTVs > 70% and ≤ 80%.