



To: All Customers **From:** Product Development
Date: 06/03/2021 **Memo#:** 21071
Subject: **Government Product and Overlay Enhancements**

As part of Flagstar Bank's overall review of current market and other conditions, effective Friday, June 4, 2021, Flagstar is pleased to announce enhancements to certain government products.

FHA	
<i>FHA Fixed-Rate and Adjustable-Rate, Doc. #5810</i>	
Purchase 3-4 Unit/PUD/Condo	The minimum credit score is being lowered from 660 to 620
Rate/Term-Simple Refinance 3-4 Unit/PUD/Condo	
Streamline Refinance 3-4 Unit/PUD/Condo	
Cash-out Refinance 3-4 Unit/PUD/Condo	<ul style="list-style-type: none"> • The minimum credit score is being lowered from 660 to 620 • Maximum cash-in-hand will follow AUS

VA	
<i>VA Fixed-Rate and Adjustable-Rate, Doc. #5820</i>	
Purchase 1-4 Unit/PUD/Condo	<ul style="list-style-type: none"> • Maximum DTI is increasing from 50% to 60% with Approve or Accept AUS response • The maximum loan amount is being increased from \$1.5M to \$2M <ul style="list-style-type: none"> ○ Loan amounts < \$1M to \$1.5M require a minimum 620 credit score ○ Loan amounts > \$1.5M to \$2M require a minimum 660 credit score
Cash-out Refinance 1-4 Unit/PUD/Condo	
<i>VA Interest Rate Reduction Refinance Loan, Doc. #5821</i>	
IRRRL 1-4 Unit/PUD/Condo	<ul style="list-style-type: none"> • The maximum loan amount is being increased from \$1.5M to \$2M <ul style="list-style-type: none"> ○ Loan amounts < \$1M to \$1.5M require a minimum 620 credit score ○ Loan amounts > \$1.5M to \$2M require a minimum 660 credit score

CUSTOMER SUPPORT

If you have questions, please email underwritingsupport@flagstar.com or call the underwriting support desk at (866) 945-9872.