



## Open New Markets with No Credit Score Borrower Options

**Low Down Payments** - Up to 95% LTV/TLTV/HTLTV (Freddie Mac)

**Flexible Eligibility** - No Minimum Borrower Contributions

**More Freedom Options** - FNMA and FHLMC Solutions Available

**Efficient** – Now Available with Automated Underwriting with both Freddie Mac/Freddie Mac

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### Opportunities for Borrowers Without an Established Credit History

Freedom Mortgage is pleased to offer responsible homeownership options to help you provide access to credit for the many potential borrowers who do not have credit scores. With automated underwriting solutions from both Freddie Mac (FHLMC) and Fannie Mae (FNMA), you are well positioned to serve first-time and low to moderate income buyers in underserved markets.

#### Key Benefits:

**Low Down Payments** - Up to 95% LTV/TLTV/HTLTV (FHLMC)

**No Minimum Borrower Contribution** – all down payment and closing costs may be contributed through a gift.

**Efficient Underwriting** – convenient automated assessments are used for all no credit score transactions (no more manual underwriting!).

**More Freedom Options** – solutions from both FNMA and FHLMC.

#### Borrower Profile:

These programs are uniquely designed to support responsible borrowers with no established credit history such as:

- Buyers who have an on-time housing payment history
- First-time homebuyers
- Low to moderate income buyers
- Buyers who prefer not to use credit, but have other non-traditional payment references



### Key Features Snapshot:

Credit Score	LTV/TLTV/ HTLTV%	Ratios	Max Loan Amount	Loan Type	Property Restrictions	Homebuyer Education Course Completion	Mortgage Insurance
No Scores	95% (FHLMC) 90% (FNMA)	Up to 50% (FHLMC) Up to 39.99% (FNMA)	\$424,100	Fixed Rate Purchase and Limited Cash Out Only	Owner- occupied 1 Unit Primary Residence Only (includes Condos and PUDs) No Manufactured Homes.	Yes	Standard coverages apply, Single Premium LPMI Not Available

### Underwriting Highlights (Borrower has no Credit Score):

- Each borrower must have at least two payment references for the last 12 months.
- At least one borrower must have an on-time housing payment history for the last 12 months.
- Other than housing, all credit references must not have any 60-day or greater delinquencies.
- No collection accounts, judgments or tax liens filed in the most recent 24 months.
- Reserve requirements may apply and will be determined by AUS findings.
- Debt to Income Ratio less than 50% accepted (FHLMC only).

Please see [AllRegs](#) for complete guidelines.