CU PROMISE LOAN PROGRAMS MATRIX

Programs Specs	CU PROMISE 90	CU PROMISE 90 TURNKEY	CU PROMISE 90 MANUFACTURED HOME	CU PROMISE 90 PURCHASE PLUS IMPROVEMENTS	CU PROMISE 97
Program Summary	Purchase transaction-borrower must be a member of a participating credit union • Finance the purchase of a property – land and improvements • Payoff an installment land contract • Convert lease option to purchase into perm financing (borrower cannot receive cash from new loan)	Purchase transaction only- Borrower must be a member of a participating credit union • Finance the purchase of a property – land and improvements • Payoff existing liens, reasonable closing costs, subordinate jr. liens used to improve property • Payoff building contractor for cost of construction • Payoff interim financing from construction lender • No self-builds-general contractor required to control project • Reimbursement to borrower for documented construction costs	Purchase transaction only- Borrower must be a member of a participating credit union • Finance the purchase of a property – land and improvements • Payoff an installment land contract • Convert lease option to purchase into perm financing (borrower cannot receive cash from new loan)	Purchase transaction only - Borrower must be a member of a participating credit union • Finance the purchase price of a property and finance the cost of eligible improvement s • Payoff contractor for cost of improvements • Reimbursement to borrower for documented improvement costs	Purchase transaction only- Borrower must be a member of a participating credit union • Finance the purchase of a property – land and improvements
Down payment	10%	10%	10%	10%	3%
Terms	Primary residence 10 - 30 years Second Home 10- or 15-years **OR** 15 yr balloon with 30-year amortization	Primary residence 10 - 30 years Second Home 10- or 15-years **OR** 15 yr balloon with 30-year amortization	Primary residence only 10 - 30 years	Primary residence 10 - 30 years Second Home 10- or 15-years **OR** 15 yr balloon with 30-year amortization	Primary residence only 10 - 30 years
Rates	Fixed rates and 3/6, 5/6 ARM's	Fixed rates and 3/6, 5/6 ARM's	Fixed rates and 3/6, 5/6 ARM's	Fixed Rates and 3/6, 5/6 ARMs **(see product page for specifics)**	Fixed rates and 3/6, 5/6 ARM's
Property Type	• 1-2-unit owner occupied • Condo/PUD (must be Fannie/Freddie approvable) • Second home	Single-family owner occupied	Single-family owner occupied Single and multi-wide MH	Single family owner occupied	• 1--unit owner occupied (max 20 acres) • Condo/PUD (must be Fannie/Freddie approvable)
Max Loan Amount	**$832,750**	**$832,750**	**$832,750**	**$832,750**	**$832,750**
Mortgage Insurance	No	No	No	No	Yes
Escrows	Required if LTV exceeds 80%	Required if LTV exceeds 80%	Required if LTV exceeds 80%	Required if LTV exceeds 80%	Required
Minimum Credit Score	640	640	660	640	640
Maximum Debt Ratio	Maximum 50%	Maximum 50%	Maximum 45%	Maximum 50%	Credit score 700 & above: 50% with DU approval Credit scores 640-699: 45% with DU approval
Seller Contribution	No limit	No limit	No limit	No limit	3% maximum
Borrower Contribution	None required	None required	Minimum 3% of own funds	None required	Minimum 3% of own funds
Reserves	None required	None required	Non required	None required	• DU will determine reserve requirements • Manually underwritten loans – 2 months PITI reserves • If retirement accounts are used, 60% of vested balance may be used • Proof of availability of funds is required

11/09/2026