



HOMEFLOW - BUY BEFORE YOU SELL

Approval Matrix

Property Value Range	\$250,000 to \$2,500,000					
Borrower Credit	Minimum 620 credit score					
Ineligible Property Types	>2 units	Condo Hotel	Co-op	55+ community	Tenancy in common	
	Mixed use	>2 lots	>5 acres	<750 sq. ft. living area	—	
Ownership Restrictions	Leasehold		Outstanding life estates		Trusts	
Ineligible Financing	VA			FHA		
Residence Occupancy	Departing: owner occupied			Incoming: owner occupied		
HELOCs & 2nd	HELOC with balance must be paid off with available property equity			Seconds must be paid off with available property equity		
Amenities Required	Public road access	Utilities (water, electricity)		Residential zoning	Private well - proof of billing	
Ineligible Ongoing Projects/Renovations/Repairs	Bathroom	Kitchen	Drywall	Landscaping	Foundation	
	Framing	Roof	Plumbing/ Electrical	HVAC	Fireplace/ Chimney	
Ineligible Defects	Framing	Roof	Plumbing/ Electrical	HVAC	Fireplace/ Chimney	Foundation
Solar	Leases will be taken into account			Liens will need to be paid off before full approval		
Other ineligibles	Tenancy leases	Oil/mineral/gas leases		Foreclosures	Bankruptcies	
New Construction	Departing residence can't be in a community with ongoing construction.			Incoming residence can be a new build if Certificate of Occupancy is attained.		