Silver Hill Capital

Correspondent Lender Reference Guide

IPC (Interested Party Contributions) Buydown Variance

Silver Hill Capital

Updated: 07.08.2026 _ BS

Variance Description	Temporary and Permanent Buydown Variance allowing a reduction to the interest rate in exchange for upfront fee. The requirements below must be met in addition to those listed in the applicable DSCR, AIP, and Silver Hill Capital Fannie Mae and Freddie Mac product matrices as well as all Special Products Seller Guide Requirements
Loan Purpose	Investment and Second Homes
Delivery	Delegated Best Efforts Only
Eligible Products	• DSCR = PPF340 and PPF410 • Agency Investor Plus = PPF361 and PPF391 • Silver Hill Capital Fannie Mae and Freddie Mac = PPF371 　◦ Investment and Second Homes types only
IPC Type	Temporary, permanent, or a combination of temporary and permanent rate buydowns are permitted
Maximum LTV/CLTV	80%
Interest-Only	Permitted but qualifying payment must be calculated at the full permanent Note rate
Transaction Type	All transaction types are eligible • Other interested party contributions may be available for refinances
Loan Documentation Requirements	A fully executed buydown agreement is required, otherwise refer to applicable product matrix
Occupancy	Investment and Second Home
Eligibility	See applicable product matrix eligibility grids
Underwriting	• DSCR is a Manual underwrite, follow product matrix guidelines • Desktop Underwriter (DU) = Approve/Eligible • Loan Product Advisor (LPA) = Approve/Eligible • Exceptions = Approve/Ineligible or Caution or Refer with Caution finding due to IPCs in excess of 2%
Eligible Property Types	New Construction
Escrows	Up front escrow deposit account is required for temporary rate buydowns
Pre-Payment Penalties	See applicable product matrix for specific guidelines