

## JUMBO CB PROGRAM

PRIMARY RESIDENCE						
Purchase and Rate/Term Refinance						
Property Type <sup>1</sup>	LTV/CLTV/HCLTV		Max Loan Amount <sup>4</sup>	FICO	Max DTI	Reserves
1-2 Unit, PUD <sup>2</sup> , Condo, Co-Op <sup>3</sup>	80%		\$1,000,000	720	43%	12 months
	75%		\$2,000,000	720	41%	18 months
	70%		\$3,000,000	760	41%	24 months
	75%		\$3,000,000	760	41%	36 months
3-4-Unit	70%		\$2,000,000	720	43%	18 months
	65%		\$3,000,000	760	41%	36 months
Cash Out Refinance						
1-2 Unit, PUD <sup>2</sup> , Condo, Co-Op <sup>3</sup>	70%		\$1,000,000	740	43%	18 months
	65%		\$1,500,000	740	43%	18 months
SECOND HOME						
Purchase and Rate/Term Refinance						
Property Type <sup>1</sup>	LTV/CLTV/HCLTV		Max Loan Amount <sup>4</sup>	FICO	Max DTI	Reserves
1-Unit, PUD <sup>2</sup> , Condo, Co-Op <sup>3</sup>	70%		\$1,500,000	740	43%	18 months
INVESTMENT PROPERTY						
Purchase and Rate/Term Refinance						
Property Type <sup>1</sup>	LTV/CLTV/HCLTV		Max Loan Amount <sup>4</sup>	FICO	Max DTI	Reserves
1 Unit, PUD, Condo <sup>6</sup>	65%		\$1,500,000	760	40%	36 months
<sup>1</sup> The above maximum LTV/CLTV/HCLTV should be reduced by 5% if the subject property is located in a depreciating market, as confirmed by the underwriter. Depreciating Market policy applies to any MSA depreciating 5.01% or more per the Declining Markets list or if the appraiser/appraisal indicates the property is declining.						
<sup>2</sup> PUDs are only allowed on 1-unit properties.						
<sup>3</sup> The co-op association may restrict the maximum LTV.						
<sup>4</sup> The minimum loan amount is \$1 over the agency conforming loan size unless noted otherwise.						
<sup>5</sup> Loans must meet the <a href="#">Continuity of Obligation</a> policy						
<sup>6</sup> Florida and Georgia Condominiums secured as investment property are not permitted.						
State Restrictions						
Ineligible locations: AK, DC, HI, IN, MO, NY, RI, Puerto Rico, Guam, & the US Virgin Islands						
Adjustable-Rate Details						
Adjustment Caps		Initial	Sub	Life	Margin	Change Dates
	5/6 ARM	2%	1%	5%	2.75%	
	7/6 ARM	5%	1%	5%	2.75%	
	10/6 ARM	5%	1%	5%	2.75%	
Qualifying Rate	5/6 ARM	Greater of Note Rate + 2% or fully indexed rate				10/6 ARM: The first change date is the 120 <sup>th</sup> payment due date. There is a new change date every 6 months thereafter.
	7/6 & 10/6	Greater of Note Rate or fully indexed rate				
Prepayment Feature	Not available					Assumption
Index	30 Day average of the SOFR index (Secured Overnight Financing Rate)					Negative Amortization
Conversion Option	None					Note Rate Limitations
General Requirements						
Product Type	Fixed: Non-Agency Fixed 15 and 30 Year			Non-Agency SOFR ARM: 5/6 ARM, 7/6 ARM, 10/6 ARM		
Product Codes	15 Year Fixed: J-29-15F 30 Year Fixed: J-29-30F			5/6 SOFR ARM: J-29-56ARM 7/6 SOFR ARM: J-29-76ARM		10/6 SOFR ARM: J-29-106ARM
Buydown	Temporary buydowns are not permitted					

Cash Out Refinance	<ul style="list-style-type: none"><li>1-2 Unit Primary Residence: \$350,000 maximum cash back to borrower</li><li>Cash out not allowed on 3-4 unit properties, second home or investment properties</li></ul>				
Employment	<ul style="list-style-type: none"><li>All loans require IRS Form 4506-C and must be marked for 1040's</li><li>For Self-Employed Borrowers, 4506-C must be executed, and a signed 4506-C must be obtained for the business</li></ul>				
Loan Amounts	Min: \$1 over the agency conforming loan size unless noted otherwise	Max: Refer to Eligibility Grids above			
Loan Purpose	Purchase, Rate/Term, and Cash Out				
Mortgage Insurance	Mortgage insurance is not required				
Occupancy	Primary, Second Home, Investment Property				
Property Type	<ul style="list-style-type: none"><li>1-Unit, including condominiums, PUDs, &amp; co-ops</li><li>2-4 units</li></ul>				
Underwriting	Loans are manually underwritten. AUS decisions are not permitted.				
Underwriting Requirements					
Eligible Borrowers	<ul style="list-style-type: none"><li>U.S. Citizen</li><li>Permanent Resident borrowers</li><li>Non-Permanent Resident</li></ul>	<ul style="list-style-type: none"><li>Non-Resident applicants are not permitted</li><li>Non-Occupant Co-Borrowers are not permitted</li></ul>			
Qualified Mortgage	All loans must be General QM with Safe Harbor	HPML	Higher Priced Mortgage loan is not permitted		
Credit Score	<ul style="list-style-type: none"><li>Refer to Eligibility Grid above</li><li>Exceptions to credit score requirements are not permitted</li></ul>	Assets	2 most recent consecutive months' bank statements required; any large deposits must be sourced according to FNMA guidelines.		
Reserves	<ul style="list-style-type: none"><li>Refer to Eligibility Grid above</li></ul>	IPCs	Interested Party Contributions <ul style="list-style-type: none"><li>Primary &amp; Second Home: 6%</li><li>Investment: 2%</li></ul>		
Qualifying Ratios (DTI)	<ul style="list-style-type: none"><li>Max 43%</li><li>Co-signed mortgage must be included in DTI</li></ul>	Document Age	<ul style="list-style-type: none"><li>120 days</li></ul>		
Mortgage / Rent History	<ul style="list-style-type: none"><li>Mortgage History: 0x30x12 as of application date. Credit report must contain entire mortgage payment history. If the credit report does not cover previous 12 months, obtain history directly from the mortgage servicer or get 12 months cancelled checks (front and back).</li><li>Rental History must reflect 0x30x12. Provide canceled checks (front &amp; back), bank statements, VOR or RMCR or merged in-file report</li></ul>	Minimum Borrower Contribution / Gift Funds	LTV/CLTV /HCLTV	Min Borrower Contribution from Borrower's Own Funds	
			<=70%	Primary Residence	The borrower must make a 5% minimum contribution from own funds
			>70%	Primary Residence	The borrower must make a 10% minimum contribution from own funds
			All LTVs	2 <sup>nd</sup> Home Investment	Borrower must make full down payment. Gift funds are not permitted
Tradelines	<ul style="list-style-type: none"><li>4 tradelines (cumulative of all borrowers), at least one open with a minimum 24-month history, the other 3 may be open or closed but must be rated for at least 12 months</li><li>Note: Less than 4 tradelines, or tradelines that do not meet the required payment history requirements is not allowed, even if the report includes a credit score.</li></ul>	Derogatory Credit	<ul style="list-style-type: none"><li>Chapter 7 or 11 bankruptcies: 4 years from discharge or dismissal date</li><li>Chapter 12 or 13 bankruptcies: 4 years from date repayment plan was dismissed or 2 years from discharge date</li><li>DIL/SS/Pre-Foreclosure or Charge-Off of a Mortgage Account: 4 years from completion date</li><li>Foreclosure: 7 years. LOE required</li></ul>		
Ineligible Transactions	<ul style="list-style-type: none"><li>Higher Priced Mortgage Loan (HPML)</li><li>Non-Arm's Length Transactions</li><li>Work Completion Escrow</li><li>Partial Release</li><li>Technical Refinance</li><li>Texas Cash-Out</li><li>Texas Section 50(a)(6) and 50(f)(2)</li></ul>	Continuity of Obligation	<p>One of the following must be met:</p> <ul style="list-style-type: none"><li>At least one borrower on the refinance mortgage was a borrower on the mortgage being refinanced, or</li><li>At least one borrower on the refinance mortgage held title to and resided in the mortgage premises as a primary residence for the most recent 12-month period and the mortgage file contains documentation evidencing that the borrower, either<ul style="list-style-type: none"><li>Has been making timely mortgage</li></ul></li></ul>		

			<p>payments, including payments for any secondary financing, for the most recent 12-month period; or</p> <ul style="list-style-type: none"> <li>At least one borrower on the refinance mortgage inherited or was legally awarded the mortgage premises.</li> </ul>
<b>Property/Appraisal Requirements</b>			
<b>Appraisal</b>	<ul style="list-style-type: none"> <li>A full interior/exterior appraisal is required               <ul style="list-style-type: none"> <li>Loan amounts &gt;\$2.0M, two appraisals required from different vendor/AMC</li> </ul> </li> <li>A recertification is required if the appraisal will be more than 120 days old as of the Note/Mortgage</li> <li>Depreciating Market policy applies.</li> </ul>		
<b>Property Types</b>	<p><b>Condo/Co-op Project Approval</b></p> <ul style="list-style-type: none"> <li>Limited Review Condominium Projects: Must meet Fannie Mae guidelines for limited review.</li> <li>Full Review Condominium Projects: Must meet Fannie Mae guidelines for full review. The following documentation must be provided in the file:               <ul style="list-style-type: none"> <li>Condominium Project Questionnaire</li> <li>Current Condominium Project Budget</li> </ul> </li> <li>Site condos are only allowed as primary residence</li> <li>Co-op projects require prior approval</li> </ul> <p><b>Ineligible Property Types</b></p> <ul style="list-style-type: none"> <li>All Deed Restricted Properties, including Age Only</li> <li>Industrial, Commercial or Agricultural Zoned Properties</li> <li>Mixed use Properties</li> <li>Non-warrantable condo/co-ops</li> <li>Manufactured homes</li> <li>Co-op as Investment property</li> </ul>		