



Jumbo Express 1 Program Matrix

DU/LPA Approve/Accept Ineligible Due Only to Loan Amount

FULLY AMORTIZING AND INTEREST ONLY¹

Purchase/Rate & Term Refinance							Cash-Out Refinance							
Occupancy	Number of Units	Maximum Loan Amount	Maximum LTV/CLTV	Minimum Credit Score	Maximum DTI	Minimum Reserves	Occupancy	Number of Units	Maximum Loan Amount	Maximum LTV/CLTV	Minimum Credit Score	Maximum DTI	Minimum Reserves	Maximum Cash-Out
Primary	1-4 Units	\$2,000,000	89.99%	680	50%	AUS	Primary	1 Unit	\$2,000,000	80%	680	50%	AUS	AUS
		\$2,000,000	80%	660	50%	AUS			\$3,000,000	80%	740	50%	AUS	AUS
		\$3,000,000	80%	700	50%	AUS								
		\$3,500,000	80%	740	50%	AUS								
								2 - 4 Units	\$2,000,000	75%	680	50%	AUS	AUS
									\$3,000,000	75%	740	50%	AUS	AUS
Second Home	1 Unit	\$2,000,000	89.99%	680	50%	AUS	Second Home	1 Unit	\$2,000,000	75%	680	50%	AUS	AUS
		\$2,000,000	80%	660	50%	AUS			\$3,000,000	75%	740	50%	AUS	AUS
		\$3,000,000	80%	700	50%	AUS								
		\$3,500,000	80%	740	50%	AUS								
NOO	1 Unit	\$2,000,000	80%	680	50%	AUS	NOO	1 Unit	\$2,000,000	75%	680	50%	AUS	AUS
		\$2,000,000	70%	660	50%	AUS			\$3,000,000	70%	740	50%	AUS	AUS
		\$3,000,000	75%	720	50%	AUS								
	2 - 4 Units	\$2,000,000	75%	680	50%	AUS		2- 4 Units	\$2,000,000	70%	680	50%	AUS	AUS
		\$2,000,000	70%	660	50%	AUS			\$3,000,000	70%	740	50%	AUS	AUS
		\$3,000,000	75%	720	50%	AUS								

¹Fixed Rate 30-year term (10 Year I/O, qualified using payment based on 20-year amortization including the principal component of the payment). Not allowed for First-Time Homebuyers. Reduce maximum LTV/CLTV by 5%. Maximum LTV/CLTV 80%.

Products	-15 and 30 Year Fixed Fully Amortizing -30 (10/20) Year Fixed Interest Only -5/6, 7/6 and 10/6 ARM 30 Year Fully Amortizing
Minimum Loan Amount	\$1 over the current Agency loan limit based on the subject property county and number of units.
State Restrictions	None
Non-Permanent Resident Aliens	Allowed with no restrictions
Warrantable Condominiums	Allowed with no restrictions
Non-Warrantable Condominiums	Not Allowed

Cooperatives		Allowed with no restrictions													
Jumbo Express 2 Program Matrix															
DU/LPA Approve/Accept Eligible or DU/LPA Approve/Accept Ineligible Due Only to Loan Amount															
FULLY AMORTIZING															
Purchase/Rate & Term Refinance							Cash-Out Refinance								
Occupancy	Number of Units	Maximum Loan Amount	Maximum LTV/CLTV	Minimum Credit Score	Maximum DTI	Minimum Reserves	Occupancy	Number of Units	Maximum Loan Amount	Maximum LTV/CLTV	Minimum Credit Score	Maximum DTI	Minimum Reserves	Maximum Cash-Out	
Primary	1 Unit	\$1,000,000	80%	660	49.99%	6	Primary	1 Unit	\$1,000,000	80%	720	49.99%	6	\$350,000	
		\$1,500,000	80%	660	49.99%	9			\$1,000,000	75%	660	49.99%	6	\$350,000	
		\$2,000,000	80%	720	49.99%	9			\$1,500,000	80%	720	49.99%	9	\$350,000	
		\$2,000,000	75%	680	49.99%	9			\$1,500,000	70%	680	49.99%	9	\$350,000	
		\$2,000,000	65%	660	49.99%	9			\$1,500,000	55%	660	49.99%	9	\$350,000	
		\$2,500,000	80%	720	49.99%	12			\$2,000,000	80%	720	49.99%	9	\$500,000	
		\$3,000,000	80%	740	49.99%	12			\$2,000,000	55%	660	49.99%	9	\$500,000	
	2 Units	\$1,000,000	80%	660	49.99%	12		2 Units	\$1,000,000	70%	680	49.99%	12	\$350,000	
		\$1,500,000	65%	660	49.99%	12			\$1,500,000	55%	660	49.99%	12	\$350,000	
		\$2,000,000	60%	660	49.99%	12									
Second Home	1 Unit	\$1,000,000	80%	660	49.99%	9	Second Home	1 Unit	\$1,000,000	75%	700	49.99%	9	\$350,000	
		\$1,500,000	70%	680	49.99%	9			\$1,500,000	75%	740	49.99%	9	\$350,000	
		\$2,000,000	80%	720	49.99%	9			\$1,500,000	65%	700	49.99%	9	\$350,000	
		\$2,000,000	55%	700	49.99%	9			\$2,000,000	75%	740	49.99%	9	\$500,000	
		\$2,500,000	80%	720	49.99%	12									
		\$3,000,000	80%	740	49.99%	12									
NOO	1-4 Units	\$1,000,000	70%	680	49.99%	12	NOO	1-4 Units	\$1,000,000	65%	680	49.99%	12	\$350,000	
		\$1,500,000	65%	680	49.99%	12			\$1,500,000	60%	720	49.99%	12	\$350,000	
Products		-15 and 30 Year Fixed Fully Amortizing -5/6, 7/6 and 10/6 ARM 30 Year Fully Amortizing													
Minimum Loan Amount		\$400,000													
State Restrictions		None													
Non-Permanent Resident Aliens		Allowed with no restrictions													
Warrantable Condominiums		Allowed with no restrictions													
Non-Warrantable Condominiums		-Primary Residence and Second Home Only -30 Year Fixed Fully Amortizing Only -Reduce maximum LTV/CLTV by 10%													
Cooperatives		Not Allowed													

Jumbo Express 5 Program Matrix														
DU/LPA Approve/Accept Eligible or DU/LPA Approve/Accept Ineligible Due Only to Loan Amount														
FULLY AMORTIZING														
Purchase/Rate & Term Refinance							Cash-Out Refinance							
Occupancy	Number of Units	Maximum Loan Amount	Maximum LTV/CLTV	Minimum Credit Score	Maximum DTI	Minimum Reserves	Occupancy	Number of Units	Maximum Loan Amount	Maximum LTV/CLTV	Minimum Credit Score	Maximum DTI	Minimum Reserves	Maximum Cash-Out
Primary	1-4 Units	\$1,000,000	80%	660	50%	AUS	Primary	1 Unit	\$1,000,000	80%	680	50%	AUS	AUS
		\$1,500,000	90% ¹	700	50%	6			\$1,500,000	75%	700	50%	3	AUS
		\$1,500,000	85%	680	50%	6			\$2,000,000	70%	700	50%	3	AUS
		\$1,500,000	80%	660	50%	3								
		\$2,000,000	85%	700	50%	6								
		\$2,000,000	80%	720	50%	3								
		\$2,500,000	80%	720	50%	6								
		\$3,000,000	75%	740	50%	6								
		\$3,500,000	70%	740	50%	12								
								2 - 4 Units	\$1,000,000	75%	680	50%	AUS	AUS
									\$1,500,000	75%	700	50%	3	AUS
									\$2,000,000	70%	700	50%	3	AUS
Second Home	1 Unit	\$1,000,000	80%	680	50%	AUS	Second Home	1 Unit	\$1,000,000	75% ²	700 ³	50%	AUS	AUS
		\$1,500,000	80%	680	50%	3			\$1,500,000	70% ²	720	50%	3	AUS
		\$2,000,000	75%	700	50%	3								
NOO	1-4 Units	\$1,000,000	75%	700	50%	AUS	NOO	1-4 Units	\$1,000,000	60%	700 ³	50%	AUS	AUS
		\$1,500,000	75%	700	50%	3			\$1,500,000	60%	700 ³	50%	3	AUS
		\$2,000,000	70%	700	50%	3								
¹ Maximum LTV/CLTV 85% for Rate & Term Refinance.														
² Maximum LTV/CLTV 65% for Condominiums.														
³ Minimum credit score 720 for Condominiums.														
Products		-30 Year Fixed Fully Amortizing -5/6, 7/6 and 10/6 ARM 30 Year Fully Amortizing												
Minimum Loan Amount		\$400,000												
State Restrictions		New York and North Dakota: Not Allowed												
Non-Permanent Resident Aliens		Allowed with no restrictions												
Warrantable Condominiums		Maximum LTV/CLTV 85%												
Non-Warrantable Condominiums		Not Allowed												
Cooperatives		Not Allowed												

Jumbo Express 6 Program Matrix																				
DU/LPA Approve/Accept Eligible or DU/LPA Approve/Accept Ineligible Due Only to Loan Amount																				
FULLY AMORTIZING																				
Purchase/Rate & Term Refinance							Cash-Out Refinance													
Occupancy	Number of Units	Maximum Loan Amount	Maximum LTV/CLTV	Minimum Credit Score	Maximum DTI	Minimum Reserves	Occupancy	Number of Units	Maximum Loan Amount	Maximum LTV/CLTV	Minimum Credit Score	Maximum DTI	Minimum Reserves	Maximum Cash-Out						
Primary	1 Unit	\$2,500,000	89.99%	740	45%	6	Primary	1 Unit	\$2,000,000	75%	700	45%	9	\$300,000						
		\$2,500,000	80%	700	45%	6			\$2,000,000	65%	700	45%	9	\$500,000						
		\$3,000,000	70%	700	45%	12			\$2,500,000	65%	700	45%	9	\$300,000						
									\$2,500,000	55%	700	45%	9	\$500,000						
	2 - 4 Units	\$3,000,000	70%	700	45%	12		2 - 4 Units	\$2,500,000	65%	700	45%	9	\$300,000						
									\$2,500,000	55%	700	45%	9	\$500,000						
Second Home	1 Unit	\$2,500,000	80%	700	45%	9	Second Home	1 Unit	\$2,000,000	75%	700	45%	9	\$300,000						
									\$2,000,000	65%	700	45%	9	\$500,000						
									\$2,500,000	65%	700	45%	9	\$300,000						
									\$2,500,000	55%	700	45%	9	\$500,000						
NOO	1 Unit	\$1,500,000	80%	700	45%	12	NOO	1 Unit												
		\$2,000,000	70%	700	45%	12														
NOO	2 - 4 Units	\$2,500,000	70%	700	45%	12	NOO	2- 4 Units												
Products		15 and 30 Year Fixed Fully Amortizing																		
Minimum Loan Amount		\$1 over the current one-unit conforming loan limit regardless of the subject property county or number of units.																		
State Restrictions		None																		
Non-Permanent Resident Aliens		Allowed with no restrictions																		
Warrantable Condominiums		Allowed with no restrictions																		
Non-Warrantable Condominiums		Not Allowed																		
Cooperatives		Second Home: Not Allowed																		

Jumbo Express 9 Program Matrix														
DU/LPA Approve/Accept Eligible or DU/LPA Approve/Accept Ineligible Due Only to Loan Amount														
FULLY AMORTIZING														
Purchase/Rate & Term Refinance							Cash-Out Refinance							
Occupancy	Number of Units	Maximum Loan Amount	Maximum LTV/CLTV	Minimum Credit Score	Maximum DTI	Minimum Reserves	Occupancy	Number of Units	Maximum Loan Amount	Maximum LTV/CLTV	Minimum Credit Score	Maximum DTI	Minimum Reserves	Maximum Cash-Out
Primary	1 Unit	\$1,500,000	80%	700	45%	6	Primary	1 Unit	\$1,500,000	75%	700	45%	6	\$500,000
		\$1,500,000	70%	680	45%	6			\$2,000,000	50%	720	40%	9	\$500,000
		\$2,000,000	80%	720	45%	9								
		\$2,500,000	70%	720	45%	24								
	2 Units	\$1,500,000	80%	700	45%	6		2 Units	\$1,500,000	75%	700	45%	6	\$500,000
		\$1,500,000	70%	680	45%	6								
	3 - 4 Units	\$1,000,000	80%	700	45%	6		3 - 4 Units	\$1,000,000	75%	700	45%	6	\$500,000
		\$1,000,000	70%	680	45%	6								
Second Home	1 Unit	\$1,500,000	80%	720	45%	6	Second Home	1 Unit	\$1,500,000	70%	700	40%	6	\$500,000
		\$1,500,000	65%	680	45%	6								
		\$2,000,000	70%	720	45%	9								
NOO							NOO							
Products		-15 and 30 Year Fixed Fully Amortizing -5/6, 7/6 and 10/6 ARM 30 Year Fully Amortizing												
Minimum Loan Amount		\$1 over the current one-unit conforming loan limit regardless of the subject property county or number of units.												
State Restrictions		-Maine: Not Allowed -Texas: Cash-Out Refinances Not Allowed												
Non-Permanent Resident Aliens		Not Allowed												
Warrantable Condominiums		Allowed with no restrictions												
Non-Warrantable Condominiums		Not Allowed												
Cooperatives		Not Allowed												