

Jumbo Express 1 Program Matrix

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

						FULLY AMOR	FIZING AND INTERE	ST ONLY ¹							
	Р	urchase/Rate	& Term Refi	nance			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	
		\$2,000,000	89.99 %	680	50%	AUS			\$2,000,000	80%	680	50%	AUS	AUS	
Primary	1-4 Units	\$2,000,000	80%	660	50%	AUS		1 Unit	\$3,000,000	80%	740	50%	AUS	AUS	
	1-4 Units	\$3,000,000	80%	700	50%	AUS	Primary	i Unit							
i i i i i i i i i i i i i i i i i i i		\$3,500,000	80%	740	50%	AUS	i i i i i i i i i i i i i i i i i i i								
								2 - 4 Units	\$2,000,000	75%	680	50%	AUS	AUS	
								2 - 4 Offics	\$3,000,000	75%	740	50%	AUS	AUS	
		\$2,000,000	89.99 %	680	50%	AUS			\$2,000,000	75%	680	50%	AUS	AUS	
Second Home	1 Unit	\$2,000,000	80%	660	50%	AUS	Second Home	1 Unit	\$3,000,000	75%	740	50%	AUS	AUS	
		\$3,000,000	80%	700	50%	AUS									
		\$3,500,000	80%	740	50%	AUS									
	1 Unit	\$2,000,000	80%	680	50%	AUS	NOO		\$2,000,000	75%	680	50%	AUS	AUS	
		\$2,000,000	70%	660	50%	AUS		1 Unit	\$3,000,000	70%	740	50%	AUS	AUS	
NOO		\$3,000,000	75%	720	50%	AUS									
NOU		\$2,000,000	75%	680	50%	AUS		2- 4 Units	\$2,000,000	70%	680	50%	AUS	AUS	
	2 - 4 Units	\$2,000,000	70%	660	50%	AUS			\$3,000,000	70%	740	50%	AUS	AUS	
		\$3,000,000	75%	720	50%	AUS									
¹ Fixed Rate 30-ye 5%. Maximum LT	ear term (10 Year I/ //CLTV 80%.	Ό, qualified ι	ısing paymen	t based on 20-	year amortiz	ation including	g the principal com	ponent of the pay	ment). Not al	owed for Firs	st-Time Home	ouyers. Reduc	e maximum L	.TV/CLTV by	
Products		-15 and 30 Ye	ar Fixed Fully	Amortizing											
		-30 (10/20) Ye	ear Fixed Inte	erest 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 co						unty and number of	units.								
State Restrictions		None													
Non-Permanent	Resident Aliens	Allowed with no restrictions													
Warrantable Cor	ndominiums	Allowed with r	no restrictions												
Non-Warrantable	e Condominiums	Not Allowed													

Cooperatives

Allowed with no restrictions

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				DU/LPA Appro	ve/Accept Eli	•	PA Approve/Accept LLY AMORTIZING	t Ineligible Due On	ly to Loan Am	ount					
	P	urchase/Rate	& Term Refi	nance		10	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	
		\$1,000,000	80%	660	49.99 %	6			\$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	
	1 Unit	\$2,000,000	75%	680	49.99 %	9		1 Unit	\$1,500,000	70%	680	49.99 %	9	\$350,000	
Primary		\$2,000,000	65%	660	49.99 %	9	Primary		\$1,500,000	55%	660	49.99 %	9	\$350,000	
Filliai y		\$2,500,000	80%	720	49.99 %	12	Frinary		\$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									
		\$1,000,000	80%	660	49.99 %	9	Second Home		\$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	
Second Home	1 Unit	\$2,000,000	80%	720	49.99 %	9		1 Unit	\$1,500,000	65%	700	49.99 %	9	\$350,000	
Second nome		\$2,000,000	55%	700	49.99 %	9		1 One	\$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	
NOU	1-4 Units	\$1,500,000	65%	680	49.99 %	12	NOO	1-4 Units	\$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 A		\$400,000													
State Restriction		None													
Non-Permanent		Allowed with no restrictions													
Warrantable Con		Allowed with no restrictions													
Non-Warrantable	e Condominiums		d Fully Amorti		/										
Cooperatives		Not Allowed													

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				DU/LPA Appro	ve/Accept El			: Ineligible Due On	ly to Loan Am	ount				
						FU	LLY AMORTIZING							
	Р	urchase/Rate	& Term Refi	nance						ash-Out Refir	nance			
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
		\$1,000,000	80%	660	50%	AUS			\$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								
	1-4 Units	\$2,000,000	85%	700	50%	6		1 Unit						
Primary		\$2,000,000	80%	720	50%	3	Primary							
, ,		\$2,500,000	80%	720	50%	6	, ,							
		\$3,000,000	75%	740	50%	6								
		\$3,500,000	70%	740	50%	12								
									\$1,000,000	75%	680	50%	AUS	AUS
								2 - 4 Units	\$1,500,000	75%	700	50%	3	AUS
		\$1,000,000	80%	680	50%	AUS			\$2,000,000 \$1,000,000	70% 75% ²	700 700 ³	50% 50%	3 AUS	AUS AUS
Second Home	1 Unit	\$1,500,000	80%	680	50%	3	Second Home	1 Unit	\$1,500,000	70% ²	700*	50%	A05 3	AUS
Second Home		\$2,000,000	75%	700	50%	3			\$1,500,000	70%	720	JU/0	5	AUS
		\$1,000,000	75%	700	50%	AUS	NOO	1-4 Units	\$1,000,000	60%	700 ³	50%	AUS	AUS
NOO	1-4 Units	\$1,500,000	75%	700	50%	AUS 3			\$1,500,000	60%	700 ³	50%	AUS 3	AUS
NOO		\$2,000,000	70%	700	50%	3	NOO		\$1,500,000	00%	700	JU /0	5	AUS
² Maximum LTV/C	LTV 85% for Rate & LTV 65% for Condon score 720 for Condo	Term Refinar niniums. ominiums.	nce.			Ĵ								
Products		-30 Year Fixed		5										
			10/6 ARM 30	Year Fully Am	ortizing									
Minimum Loan A		\$400,000												
State Restrictions		New York and North Dakota: Not Allowed												
Non-Permanent		Allowed with I		;										
Warrantable Cor		Maximum LTV	//CLTV 85%											
Non-Warrantable	-	Not Allowed												
Cooperatives		Not Allowed												

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	DU/LPA Approve/Accept Eligible or DU/LPA Approve/Accept Ineligible Due Only to Loan Amount													
			<u></u>			FU	LLY AMORTIZING							
	P	urchase/Rate Maximum	& Term Refi	nance					ر Maximum	ash-Out Refir	lance			
Occupancy	Number of Units	Loan Amount	Maximum LTV/CLTV	Minimum Credit Score	Maximum DTI	Minimum Reserves	Occupancy	Number of Units	Loan Amount	Maximum LTV/CLTV	Minimum Credit Score	Maximum DTI	Minimum Reserves	Maximum Cash-Out
		\$2,500,000	89.99 %	740	45%	6			\$2,000,000	75%	700	45%	9	\$300,000
	1 Unit	\$2,500,000	80%	700	45%	6		1 Unit 2 - 4 Units	\$2,000,000	65%	700	45%	9	\$500,000
Primary	1 Offic	\$3,000,000	70%	700	45%	12	Primary		\$2,500,000	65%	700	45%	9	\$300,000
i i iiiai y							F T IIIdi y		\$2,500,000	55%	700	45%	9	\$500,000
	2 - 4 Units	\$3,000,000	70%	700	45%	12			\$2,500,000	65%	700	45%	9	\$300,000
								2 - 4 01113	\$2,500,000	55%	700	45%	9	\$500,000
	1 Unit	\$2,500,000	80%	700	45%	9	Second Home		\$2,000,000	75%	700	45%	9	\$300,000
Second Home								1 Unit	\$2,000,000	65%	700	45%	9	\$500,000
Second nome									\$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						
NOO	1 Offic	\$2,000,000	70%	700	45%	12	NOO	1 Onic						
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 A	mount	\$1 over the cu	irrent one-un	it conforming lo	oan limit regar	dless of the su	bject property cour	ity or number of uni	ts.					
State Restriction		None												
Non-Permanent		Allowed with I												
Warrantable Cor		Allowed with I	no restrictions	5										
Non-Warrantable	e Condominiums	Not Allowed												
Cooperatives		Second Home	: Not Allowed											

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				DU/LPA Appro	ve/Accept Eli	-		: Ineligible Due Onl	y to Loan Am	ount				
			G Tama Dafi			FU	LLY AMORTIZING							
		urchase/Rate Maximum	a lerm kenir	hance					ر Maximum	ash-Out Refin	lance			
Occupancy	Number of Units	Loan Amount		Minimum Credit Score	Maximum DTI	Minimum Reserves	Occupancy	Number of Units	Loan Amount	Maximum LTV/CLTV	Minimum Credit Score	Maximum DTI	Minimum Reserves	Maximum Cash-Out
		\$1,500,000	80%	700	45%	6			\$1,500,000	75%	700	45%	6	\$500,000
	1 Unit	\$1,500,000	70%	680	45%	6		1 Unit	\$2,000,000	50%	720	40%	9	\$500,000
	i onic	\$2,000,000	80%	720	45%	9		1 Offic						
Primary		\$2,500,000	70%	720	45%	24	Primary Second Home							
,	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		_	* · = = = = = =			100/		<u> </u>
	1 Unit	\$1,500,000	80%	720	45%	6		1 Unit	\$1,500,000	70%	700	40%	6	\$500,000
Second Home		\$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 A				t conforming lo	oan limit regar	dless of the su	bject property cour	nty or number of uni	ts.					
State Restriction	IS	-Maine: Not A -Texas: Cash-		es Not Allowed										
Non-Permanent	Resident Aliens	Not Allowed												
Warrantable Con		Allowed with no restrictions												
Non-Warrantable	Condominiums	Not Allowed												
Cooperatives		Not Allowed												