

Appendix B - Jumbo Express Program Matrices

CW Lending Jumbo Express 1 Program Matrix														
DU/LPA Approve/Accept Ineligible Due Only to Loan Amount														
FULLY AMORTIZING AND INTEREST ONLY ¹														
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								
¹ Fixed 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												

CW Lending 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	See Below
		\$1,500,000	80%	660	49.99%	9			\$1,000,000	75%	660	49.99%	6	
		\$2,000,000	80%	720	49.99%	9			\$1,500,000	80%	720	49.99%	9	
		\$2,000,000	75%	680	49.99%	9			\$1,500,000	70%	680	49.99%	9	
		\$2,000,000	65%	660	49.99%	9			\$1,500,000	55%	660	49.99%	9	
		\$2,500,000	80%	720	49.99%	12			\$2,000,000	80%	720	49.99%	9	
		\$3,000,000	80%	740	49.99%	12			\$2,000,000	55%	660	49.99%	9	
		2 Units	\$1,000,000	80%	660	49.99%			12	2 Units	\$1,000,000	70%	680	
	\$1,500,000		65%	660	49.99%	12		\$1,500,000	55%		660	49.99%	12	
	\$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	
\$1,500,000			70%	680	49.99%	9	\$1,500,000	75%			740	49.99%	9	
\$2,000,000			80%	720	49.99%	9	\$1,500,000	65%			700	49.99%	9	
\$2,000,000			55%	700	49.99%	9	\$2,000,000	75%			740	49.99%	9	
\$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%
	\$1,500,000	65%		680	49.99%	12	\$1,500,000	60%	720	49.99%			12	
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												
Maximum Cash-Out		-Loan Amount <=\$1,500,000: \$350,000 -Loan Amount >\$1,500,000: \$500,000												
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												

CW Lending 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												

CW Lending 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	\$3,000,000	89.99%	740	50%	6	Primary	1 Unit	\$2,000,000	75%	700	50%	9	\$300,000						
		\$3,000,000	80%	700	50%	6			\$2,000,000	65%	700	50%	9	\$500,000						
									\$2,500,000	65%	700	50%	9	\$300,000						
									\$2,500,000	55%	700	50%	9	\$500,000						
	2 - 4 Units	\$3,000,000	70%	700	50%	12		2 - 4 Units	\$2,500,000	65%	700	50%	9	\$300,000						
									\$2,500,000	55%	700	50%	9	\$500,000						
Second Home	1 Unit	\$3,000,000	80%	700	50%	9	Second Home	1 Unit	\$2,000,000	75%	700	50%	9	\$300,000						
									\$2,000,000	65%	700	50%	9	\$500,000						
									\$2,500,000	65%	700	50%	9	\$300,000						
									\$2,500,000	55%	700	50%	9	\$500,000						
NOO	1 Unit	\$2,500,000	80%	700	50%	12	NOO	1 Unit												
		\$3,000,000	70%	700	50%	12														
NOO	2 - 4 Units	\$3,000,000	70%	700	50%	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																		

CW Lending 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%	720	50%	6	Primary	1 Unit	\$1,500,000	75%	720	45%	6	\$500,000
		\$2,000,000	80%	720	50%	9			\$2,000,000	75%	720	45%	9	\$500,000
		\$3,000,000	75%	720	45%	24								
		\$3,500,000	65%	740	45%	24								
	2 Units	\$1,500,000	80%	720	50%	6		2 Units	\$1,500,000	75%	720	45%	6	\$500,000
	3 - 4 Units	\$1,000,000	80%	720	50%	6		3 - 4 Units	\$1,000,000	75%	720	45%	6	\$500,000
Second Home	1 Unit	\$1,500,000	75%	720	45%	6	Second Home	1 Unit	\$1,500,000	70%	720	40%	6	\$500,000
		\$2,000,000	75%	720	45%	9			\$2,000,000	70%	720	40%	9	\$500,000
		\$3,000,000	70%	720	45%	24								
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												