

Jumbo IV Fixed Rate Mortgage (FRM) and LIBOR Adjustable Rate Mortgage (ARM) Products

Product Description	<ul style="list-style-type: none"> ▶ Conventional Jumbo Fixed Rate and LIBOR ARM ▶ Fully Amortizing ▶ 15 and 30-Year Term ▶ No HPML (Higher-Priced) and no HOEPA loans
Product Codes	<ul style="list-style-type: none"> ▶ 5582 Jumbo IV 15 Yr. Fixed ▶ 5581 Jumbo IV 30 Yr. Fixed ▶ 5585 Jumbo IV 5/1 LIBOR ARM ▶ 5587 Jumbo IV 7/1 LIBOR ARM ▶ 5589 Jumbo IV 10/1 LIBOR ARM ARM Information: Caps: 5/2/5
Minimum/Maximum Loan Amount	<ul style="list-style-type: none"> ▶ Minimum Loan Amount: Must exceed the current conforming limit by \$1, high balance loan amounts are eligible (\$453,101 for 1 unit). ▶ Maximum Loan Amount: 1 Unit \$2,000,000 ▶ Financing for second homes is limited to 1 unit properties with a maximum loan amount of \$2,000,000.
Geographic Restrictions	▶ Texas Cash-Out/Section 50(a)(6) Refinance loans are ineligible. ▶ Condominiums in the Miami-Fort Lauderdale-West Palm Beach area, comprised of the counties of Broward, Miami-Dade and Palm Beach, are subject to a reduction of 5% to the maximum LTV/CLTV/HCLTV.
Available States	▶ All U.S. States and District of Columbia <u>EXCEPT</u> for the following: Alaska, Hawaii, Missouri, Nevada, South Dakota, Vermont and West Virginia.
Property Types	<ul style="list-style-type: none"> ▶ SFR ▶ PUD ▶ Condo
Appraisal Requirements	<ul style="list-style-type: none"> ▶ One full appraisal for loan amounts ≤ \$1,500,000. ▶ Two full appraisals for loan amounts > \$1,500,000. ▶ Loan amounts include second mortgages and HELOC maximums. ▶ A 5% LTV/CLTV/HCLTV reduction applies to properties located in declining markets. Condominiums in the Miami-Fort Lauderdale-West Palm Beach area, comprised of the counties of Broward, Miami-Dade and Palm Beach, are subject to a reduction of 5% to the maximum LTV/CLTV/HCLTV.
Qualifying Ratio	<ul style="list-style-type: none"> ▶ Maximum DTI is 43%. ▶ Fixed Rate Product Qualifying Rate is the Note rate using the fully amortized payment of principal, interest, taxes and insurance (PITIA). ▶ 5/1 LIBOR ARM Qualifying Rate is the greater of the fully indexed/fully amortizing rate or the Note rate + 5%. ▶ 7/1 & 10/1 LIBOR ARM Qualifying Rate is the greater of the fully indexed/fully amortizing rate or the Note rate.
Borrower Requirements	▶ Permanent residents are allowed with a maximum 80% LTV/CLTV/HCLTV and \$1,000,000 loan amount. Non-Permanent residents and Foreign nationals are not eligible.
Assets/Reserves Requirements	<ul style="list-style-type: none"> ▶ A minimum down payment of 5% must be paid from the borrower's own funds. ▶ Maximum seller contribution is 6%. ▶ Gift funds are acceptable on loans up to \$2 million. Donor must be an immediate family member. Gifts are ineligible to meet reserve requirements. ▶ Reserves (post-closing PITIA including HOA fees) must be from borrower's own funds, business assets are not allowed. ▶ A minimum of 6 months reserves are required for loans. Please see below for full minimum reserve requirements based on loan amount, LTV/CLTV/HCLTV, occupancy and transaction type.
Credit Requirements	<ul style="list-style-type: none"> ▶ Borrowers must meet tradeline requirements. Collection and authorized user accounts cannot be used to satisfy the tradeline requirement. All derogatory accounts must be paid. ▶ Mortgage/rental history must reflect 0x30 in the most recent 24 months. No prior Chapter 7 and 11 BK, foreclosure or deed-in-lieu allowed within 7 years of the application date. No short sales within 5 years of the application date. No Chapter 13 BK within 4 years of application date. No refinance of restructured loans.
Underwriting Method	▶ Fannie Mae DU or DO feedback report must be obtained prior to performing a Jumbo underwriting review to receive appropriate fraud alerts and contributory messages. All approvals are subject to investor review.

Standard Eligibility Requirements						
Transaction Type	Occupancy	Number of Units	Maximum LTV/CLTV(HCLTV) ③	Maximum Loan Amount	Minimum Credit Score	Reserve Requirements
Purchase Rate & Term Refinance (R&T Refi)	Primary Residence	1 Unit SFR/PUD	80/80%	\$1,500,000	740 if > 75% 720 if > 70% 700 if > 60% 680 if ≤ 60%	6 months ≤\$1,000,000 12 months > \$1,000,000
			70/70%	\$2,000,000	740 if > 65% 720 if ≤ 65%	12 months
		Condo	75/75%	\$1,000,000	740 if > 70% 720 if > 65% 700 if ≤ 65%	6 months
	Second Home	1 Unit SFR/PUD	75/75%	\$1,000,000	740	12 months
			70/70%	\$1,500,000	720 if > 60% 700 if ≤ 60%	6 months ≤\$1,000,000 12 months > \$1,000,000
			65/65%	\$1,000,000	700	6 months
			65/65%	\$2,000,000	740 if > 60% 720 if ≤ 60%	12 months
		Condo	70/70%	\$1,000,000	740 if > 65% 720 if ≤ 65%	6 months
Cash-Out Refinance① ②	Primary Residence	1 Unit SFR/PUD	65/65%	\$1,000,000	740	6 months
			60/60%	\$1,500,000	740	12 months
			55/55%	\$2,000,000	740	12 months
		Condo	60/60%	\$1,000,000	740	6 months
Maximum Cash-Out	▶ >50%: \$350,000 ▶ ≤ 50%: Unlimited					

① If the property is owned less than 12 months, LTV/CLTV/HCLTV must be based on the lower of the appraised value or original sales price.

② At least one borrower must have held title to the subject for a minimum of 6 months (note date to application date). If the property is owned less than 12 months, LTV/CLTV/HCLTV must be based on the lower of the appraised value or original sales price. Properties listed for sale in the last 6 months are not eligible for cash-out refinances.

③ Refer to Credit Guide for subordinate financing requirements. New subordinate financing not allowed on loans \$1,000,001-\$1,500,000 >75%. A 5% LTV/CLTV/HCLTV reduction applies to properties located in declining markets. Condominiums in the Miami-Fort Lauderdale-West Palm Beach area, comprised of the counties of Broward, Miami-Dade and Palm Beach, are subject to a reduction of 5% to the maximum LTV/CLTV/HCLTV.