

The following matrix may be used as an aid but does not include all eligibility criteria for the Jumbo products. Please see Sections 321 and 322 of the Correspondent Lending guide for complete eligibility guidelines.

Guideline/Attribute	Jumbo Prime	Expanded Access	Expanded Access Plus
<b>Delegated/Prior Approve</b>	Prior Approve	Prior Approve	Prior Approve
<b>Products</b>	15 – 30 year fixed rate 5/1, 7/1, 10/1 ARMS	30 year fixed rate 5/1, 7/1, ARMS 5/1, 7/1 Interest Only ARMS	30 year fixed rate 5/1, 7/1, ARMS 5/1, 7/1 Interest Only ARMS
<b>Max LTV/CLTV – Primary Purchase or Rate &amp; Term Refinance</b>	80% LTV No MI	90% LTV/CLTV No MI	85% LTV/CLTV No MI
<b>Max LTV – Primary Cash-out Refinance</b>	70% LTV – 700 FICO	80% LTV – 660 FICO	70% LTV – 680 FICO
<b>Maximum Loan Amount</b>	\$2,500,000	\$2,000,000	\$2,500,000
<b>Minimum Credit Score</b>	700	580	661
<b>Mortgage Lates</b>	0x30 – 24 months	0x30 – 60 months 0x60 – 24 months 0x90 – 12 months	0x30 – 60 months 0x60 – 24 months 0x90 – 12 months
<b>Credit Event: Bankruptcy/Short Sale, Foreclosure</b>	Allowed after 7 years	Allowed	Allowed
<b>Max DTI</b>	Primary Residence - 43% Second Home - 40% Investment – 38%	Primary Residence - <=50% Second Home – 43%	Primary Residence - <=50%
<b>Assets</b>	<b>Gift Funds allowed;</b> borrower must have own 5% into the transaction and own reserves <b>Business Funds allowed;</b> borrower must be 100% owner	<b>Gift Funds allowed;</b> borrower must have own 5% into the transaction and own reserves <b>Business Funds allowed;</b> borrower must be 100% owner	<b>Gift Funds allowed;</b> borrower must have own 5% into the transaction and own reserves <b>Business Funds allowed;</b> borrower must be 100% owner
<b>Reserve Requirement</b>	6-24 months	3-18 months	3-18 months
<b>Appraisal Requirements</b>	•All transactions: ≤\$1.5m – 1 Full Appraisal >\$1.5m – 2 Full Appraisals	•All transactions: ≤\$1.5m – 1 Full Appraisal >\$1.5m – 2 Full Appraisals	▪All transactions: ≤\$1.5m – 1 Full Appraisal >\$1.5m – 2 Full Appraisals