				Arc	Home Jur	nbo Exp	ress Produ	ct Matrix																			
		D	U Approve / In							n-Out Refis		Λ	D														
					15 8	30-YEAR	FIXED RATE					A		HOME													
	Purcha	ise/Rate & T	Term Refinance		Minimum					Cash-Out	Refinance	Minimum															
			Maximum LTV /	Minimum	Reserves	Maximum		Number of	Maximum	Maximum	Minimum	Reserves	Maximum	Maximum													
Occupancy		n Amount 2.000.000	CLTV 89.99/89.99%	Credit Score 680	(Months) ¹ see below	DTI 45	Occupancy	Units	Loan Amount	LTV/CLTV	Credit Score	(Months)	DTI	Cash-Out													
	1 Unit \$2	2,000,000	80%/80%	660	see below	45		1 Unit	\$2,000,000	80%/80%	680	see below	45	\$500k													
Primary Residence		2,500,000 3,000,000	80%/80% 80%/80%	720 740	see below see below	45 45	Primary	1Unit 2-4 Unit	\$3,000,000 \$2,000,000	80%/80% 75%/75%	740 700	see below see below	45 45	\$500k \$500k													
	2-4 Units \$2	,000,000	80%/80%	700	see below	45	_																				
		2,000,000	89.99/89.99% 80%/80%	680 660	see below see below	45	Second	1 Unit 1 Unit	\$2,000,000 \$3,000,000	75%/75% 75%/75%	700 740	see below see below	45 45	\$500k \$500k													
Second Home		2,500,000	80%/80% 80%/80%	720 740	see below see below	45 45	Home																				
	1 Unit \$2	,000,000	80%/80%	680	see below	45			\$1,000,000	75%/75%	680	see below	45	\$350K													
Investment		2,000,000	70%/70% 75%/75%	660 720	see below see below	45 45	Investment	1 Unit	\$2,000,000 \$2,000,000	75%/75% 70%/70%	720 680	see below see below	45 45	\$350K \$350K													
Investment	2-4 Units \$2	2,000,000	75%/75%	680	see below	45		2 Units	\$1,000,000	70%/70%	680	see below	45	\$350K													
		2,000,000	65%/65% 70%/70%	660 720	see below see below	45 45	Investment	2-4 Units	\$2,000,000 \$2,000,000	70%/70% 65%/65%	720 680	see below see below	45 45	\$350K \$350K													
				Progr	om Highlights	- Pefer to Cu	idelines for all	Pequirements																			
Underwriting			Approve/Accep						num LTV on cas	h-out refinanc	es.																
Minimum Loan Amount DTI	Must be \$1 over Maximum 45%	r the currer	nt Agency loan lir	nit based on the	e subject prope	erty county a	nd number of ur	nits.																			
CLTV	As per matrix																										
Subordinate Einancing			LTV per matrix. I			irements. Th	ne CLTV should	be calculated u	ising the unpaid	l principal bala	ance on all close	d-end subord	inate financing	and the full													
Subordinate Financing	amount of any HELOCs (whether or not the funds have been drawn) Follow the <u>greater</u> of the AUS reserve requirements or below requirements.																										
Reserves	If AUS doesn't provide minimum reserve requirements follow below requirements:																										
	LTV/CLTV = 80%:<br If loan amount <=\$1,000,00follow the AUS requirements																										
			0 and = \$2,000</td <td></td>																								
			0 and = \$2,500<br 0 and = \$3,000</td <td></td>																								
	Cash Out Refina		0 and = \$2,500</td <td>000 - 18 mont</td> <td>hs PITI reserve</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>	000 - 18 mont	hs PITI reserve																						
	LTV/CLTV > 80	1%:	0 anu - \$2,500</td <td>,000 - 18 mom</td> <td>IIS FITTESELVE</td> <td>55</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>	,000 - 18 mom	IIS FITTESELVE	55																					
	6 months PITI r	eserves																									
Transaction:	Mad allaccord																										
Interest Only Balloon	Not allowed. Not allowed.																										
Non Arms Length	Per Agency guid	delines.																									
MI	Not allowed.																										
Multiple Financed Properties	Follow AUS req	uirements																									
Property: Eligible Property Types	1-4 unit properties, PUD, Condo (agency warrantable)																										
Ineligible Property	1-4 unit properties, PUD, Condo (agency warrantable) Manufactured homes, unique properties, working farms, log homes, condo hotels, and co-ops																										
Mixed Use Leasehold	Not allowed.																										
Leasenoid	Not allowed.																										
	Wholesale and	Retail: Hav	waii, Missouri, Gu	Jam, Puerto Ric	o, and US Virg	in Islands not	allowed. Texa	s 50(a)6 Ioans	are ineligible. H	etail cannot le	end in Nevada																
State Restrictions			<mark>dent:</mark> Hawaii, Mis																								
Appraisal Requirements) not allowed in li Inderwriter score							d. Follow the	Third Party Ap	praisal Review	requirements	in Section 12													
Borrower Eligibility:	IOI IOalis Witha	conateraru	inder winter score	e greater than 2		pi aisais ai e i	equired for loar	ramounts > φ1	,500,000.																		
Borrowers	All borrowers m	nust have a	valid social secur	rity number.																							
First Time Homebuyer	Owner Occupie																										
			IM loan amount; MM loan amouni																								
Non-Occupant Co-Borrowers	Allowed per AU			.,	, si care se																						
			the Mortgage and	d Trust docume	ents meet Agen	cy eligibility	criteria includin	g title and title	insurance requ	irements, and	applicable stat	e laws that reg	ulate the loan	origination of													
Inter Vivos Revocable Trusts	inter vivos revocable trusts. Non traditional credit not acceptable. All borrowers must have a minimum of 2 credit scores. Qualifying Fico as per matrix. Borrowers with mortgage or rental history must have 0x30 lates in the past 24																										
		credit not a	acceptable. All b	or rowers must	nave a minimu	m oi ∠ credit	scores. Quality	ing rico as per	matrix. Borrow	rers with mort	gage or rental h	nstory must ha	ave 0x30 lates	mune past 24													
Minimum Credit	Non traditional months.				-	-																					
Minimum Credit Wage-Earner and Self-Employed	months.	recel Indo-	writing Manual 4	or Full Income ")ocumentati	Requirement	te																				
Minimum Credit	months.	ress Underv	writing Manual fo	or Full Income [Documentation	Requiremer	nts.							Salaried Borrower: Verbal VOE of current employment documented in writing is required to be obtained no more than 10 business days prior to the Note Date.													
Minimum Credit Wage-Earner and Self-Employed	months. See Jumbo Expr Salaried Borrov	<u>ve</u> r:) husiness de	prior to the N	ate Data																	
Minimum Credit Wage-Earner and Self-Employed	months. See Jumbo Expr Salaried Borrov Verbal VOE of c Self-Employed I	<u>we</u> r: current emp Borrower:	bloyment docum	ented in writing	; is required to	be obtained	no more than 10		s prior to the No	ote Date.																	
Minimum Credit Wage-Earner and Self-Employed Income Documentation	months. See Jumbo Expr Salaried Borrov Verbal VOE of c Self-Employed I	<u>we</u> r: current emp Borrower:	ployment docum	ented in writing	; is required to	be obtained	no more than 10		s prior to the No	ote Date.																	
Minimum Credit Wage-Earner and Self-Employed Income Documentation Verbal VOE	months. See Jumbo Expr Salaried Borrov Verbal VOE of c Self-Employed I Verify the existe	<u>we</u> r: current emp <u>Borrower:</u> ence of the	bloyment docum Borrower's busi	ented in writing ness in writing i	; is required to	be obtained 0 business da	no more than 10 ays prior to the l	Note Date.	s prior to the No	ote Date.																	
Minimum Credit Wage-Earner and Self-Employed Income Documentation Verbal VOE 4506-T/Tax Transcripts	months. See Jumbo Expr Salaried Borroy Verbal VOE of c Self-Employed I Verify the existe Signed 4506-T f	<u>we</u> r: current emp <u>Borrower:</u> ence of the form requir	oloyment docum Borrower's busi ed for all borrow	ented in writing ness in writing i rers. Tax transc	; is required to no more than 1 ripts are requi	be obtained 0 business da red for incom	no more than 10 ays prior to the l ne used for quali	Note Date. fying.																			
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