## Arc Home Jumbo Loan Program Matrix Jumbo Prime-1



Fixed Rate and Fully Amortizing Arms (30 Year Fixed, 15 Year Fixed\*, 5/6m ARM\*, 7/6m ARM\*, 10/6m ARM\*) Purchase/Rate & Term Refinance Cash-Out Refinance Maximum LTV / Minimum Credit Months Maximum Cash Maximum Loan Maximum Loan Maximum LTV / Minimum Credit Months Occupancy-Units Occupancy - Units CLTV 89.99%/89.99%\* 80%/80% 80%/80% CLTV 89.99%/89.99% Amount Score Reserves Amount Score Reserves \$2,000,000 \$2,000,000 680 \$2,000,000 \$2,500,000 \$2,000,000 680 740 80%/80% 500k Primary 1 Unit Primary 1 Unit 6 18 720 740 \$3,000,000 500k 80%/80% 18 \$3,000,000 80%/80% Primary 2 - 4 Unit 700 \$2,000,000 Primary 2-4 Unit 75%/75% \$2,000,000 80%/80% 700 500k 350k 350k \$2,000,000 89.99%/89.99% 680 12 75%/75% 700 12 18 \$2,000,000 \$3,000,000 75%75% 740 Second Home 1 Unit \$2,500,000 80%/80% 720 740 12 18 1 Unit \$3,000,000 80%/80% 680 \$2,000,000 80%/80% \$1,000,000 75%/75% 680 350k Non-Owner Occupied 1 Unit \$2,000,000 NOO - 1 Unit \$2,000,000 70%/70% 680 350k \$2,500,000 75%/75% 720 12 \$2,000,000 75%/75% 720 12 350k \$2,000,000 \$2,000,000 65%/65% 75%/75% \$1,000,000 660 70%/70% 680 350k Non-Owner Occupied 2-4 Unit NOO 2-4 Unit .500.000 70%/70% \$2,000,000 70%/70% 350k 30 year Fixed Rate only for greater than 80% LTV/CLTV. Program Highlights - Refer to Guidelines for all Requirements CLTV must be calculated using the unpaid principal balance on all closed subordinate financing and full amount of any HELOCs(whether or not funds have been drawn) Loans must be underwritten manually to the Arc Home guidelines. For items not addressed in the guidelines please contact your sales representative. Underwriting Mortgage Insurance No PMI Allowed Minimum Loan Amount Must be \$1 over the current one-unit conforming loan limit. Maximum 43% Minimum Credit Requirements Non traditional credit not acceptable. All borrowers must have a minimum of 2 credit scores. East borrower must have a minimum of 3 open trade lines active for the past 24 months. For borrowers with mortgage or rental history borrower must have 0x30 lates in the past 24 months. Eligible Property Type Single family, PUD, Condo (Agency eligible), and 2-4 Units **Declining Property Values** Reduce maximum LTV/CLTV by 10%, max 80% LTV/CLTV for any property located in an area of declining property values as reported by appraiser Condominium Restrictions Fannie Mae or Freddie Mac warrantable condominiums. Minimum 400 sq ft. Wholesale and Retail: Hawaii, Missouri, Guam, Puerto Rico, and US Virgin Islands not allowed. Texas cash out not allowed. State Restrictions IonDelegated Correspondent: Hawaii, Missouri, Guam, Puerto Rico and US Virgin Islands not allowed. Texas cash out not allowed Appraisal Restrictions 2 Full Appraisals required for loan amounts >\$1.5MM. Rate & Term Refinance Cash out must be the lower of \$2,000 or 1% of the new loan amount Maximum cash out per matrix **New Subordinate Financing** Permitted on purchase and rate & term refinance transactions only up to maximum LTV, CLTV, HLTV as per matrixFixed Rate Loan Terms 15 and 30 year fully amortizing. Fully Amortizing ARM Types 5yr/6m: 2/1/5 (Initial, Periodic, Lifetime), 7yr/6m and 10yr/6m: 5/1/5 (Initial, Periodic, Lifetime) **ARM Margin** 2.75 ARM Index 30 Day Average SOFR Index as published by the New York Federal Reserve. Rate Caps 5yr/6m: 2/1/5 (Initial, Periodic, Lifetime), 7yr/6m and 10yr/6m: 5/1/5 (Initial, Periodic, Lifetime) ARM Qualification (Fully Amortizing) syr/6m ARM - qualified at higher of the maximum potential Note rate after first adjustment or the fully indexed rate. 7yr/6m and 10yr/6m ARM's - qualified at the Note rate. Interest Only Not eligible Balloon Not eligible Owner occupied only; 12 months PITI Reserves; max 43% DTI One Unit: Max \$1,500,000 loan amount, Maximum 80% LTV/CLTV, and minimum Credit Score of 660. First Time Home Buver 2-4 Unit: Max \$1,500,000 loan amount, Maximum 75% LTV/CLTV and minimum Credit Score of 700. Seller Contributions Maximum 6% of sales price for owner occupied and second homes. Maximum 2% for non-owner occupied. **Higher Priced Covered Transactions** Not allowed

**Prepayment Penalty** 

Escrow Holdback

Not allowed

Not allowed Not allowed

## Arc Home Jumbo Loan Program Matrix Jumbo Prime-2



	/Rate & Term Refinance Maximum Loan	Maximum LTV /	Minimum	Months		Maximum Loan	Cash-Out Refi Maximum LTV /	Minimum Credit	Months	Maximum Ca	
Occupancy-Units	Amount	CLTV	Credit Score	Reserves	Occupancy - Units	Amount	CLTV	Score	Reserves	Out	
Primary 1 Unit		89.99%/89.99%* 89.99%/89.99%*	720 720	12 18	Primary 1 Unit	\$1,500,000 \$2,000,000	80%/80% 75%/75%	740 760	15 15	350K 500k	
	\$1,500,000	80%/80%	700	12	Primary 1 Offic	\$2,500,000	70%/70%	760	24	500k	
	\$2,000,000	80%/80%	700	15		, ,, ,, ,, ,,					
	\$2,500,000	75%/75%	740 720	24							
	\$2,500,000 \$3,000,000	70%/70% 70%/70%	740	24 24							
	\$1,000,000	70%/70%	700	12							
Primary 2 -Unit	\$1,500,000	70%/70%	720	12							
	\$2,000,000 \$1,000,000	70%/70% 65%/65%	720 720	15 12	-						
Primary 3 - 4 Unit	\$1,500,000	60%/60%	720	12							
	\$1,000,000	80%/80%	720	12	Second Home	\$1,000,000	70%/70%	740	12	350k	
	\$1,500,000	80%/80%	740	18	1 Unit	\$2,000,000	70%/70%	760	15	350k	
Second Home 1 Unit	\$2,000,000	75%/75%	720	18		\$2,500,000	65%/65%	780	24	350k	
	\$2,500,000 \$2,500,000	75%/75% 70%/70%	760 720	30 30							
	\$3,000,000	60%/60%	740	30							
Non-Owner Occupied 1 Unit	\$1,000,000	70%/70%	720	12							
	\$1,500,000	70%/70%	740	18							
Non Oumar Occupied 2 4 Unit	\$2,000,000 \$2,000,000	60%/60%	740	24	4						
Non-Owner Occupied 2-4 Unit	\$2,000,000	63%/63%	760	24	-						
rchase transactions only eligible for gre		<ol><li>30 year Fixed F</li></ol>	Rate only for gre	ater than							
LTV/CLTV. Maximum 80% LTV for Sel	T-Employed Borrower.										
	T	Progr	am Highlights - I	Refer to Guid	delines for all Requirer	ments					
Underwriting					closed subordinate fina					en drawn)	
Underwriting	Loans must be unde	rwritten manually	to the Arc Hom	e guidelines.	. For items not address	sed in the guideline	s please contact yo	our sales representa	ative.		
Mortgage Insurance	No PMI Allowed.										
Minimum Loan Amount											
	Must be \$1 over the	current one-unit	conforming loar	ı limit.							
DTI	Maximum 43%.										
Minimum Credit Requirements											
					minimum of 2 credit sco			mum of 3 open trad	le lines activ	e for the past	
	months. For borrow	ers with mortgag	e or rental histo	ry borrower	must have 0x30 lates i	n the past 24 mont	ns.				
Eligible Property Type											
	Single family, PUD,	Condo (Agency el	igible), and 2-4 L	Inits							
<b>Declining Property Values</b>											
	Reduce maximum L	TV/CLTV by 10%,	, max 80% LTV/C	CLTV for any	property located in an	area of declining p	roperty values as r	eported by appraise	er.		
Condominium Restrictions											
	Fannie Mae or Fred	die Mac warranta	ble condominiur	ns. Minimun	n 400 sq ft.; Max 80% L	TV					
State Restrictions	Talline Place of Treat	are mad warranta	Die condomina	ns. minimum	11 100 54 10,110,0070 2						
	Wholesale and Reta	Wholesale and Retail: Hawaii, Missouri, Guam, Puerto Rico, and US Virgin Islands not allowed. Texas cash out not allowed.									
	Withdresare and recail. Hadwait, Prissouri, Gualiti, Puer to riccy, and 03 yright Islanius (Ot allowed). Texas cash out not allowed.										
	NonDelegated Correspondent: Hawaii, Missouri, Guam, Puerto Rico and US Virgin Islands not allowed. Texas cash out not allowed.										
A		uired for loan am	ounts >\$1.5MM			ids not allowed. Te	xas cash out not al	lowed.			
Appraisal Restrictions	2 Full Appraisals red		iounts > \$1.5iviiv			ids not allowed. Te	xas cash out not al	lowed.			
Appraisal Restrictions Rate & Term Refinance	2 Full Appraisals red Cash out must be th				nt	ids not allowed. Te	xas cash out not al	lowed.			
		e lower of \$2,000			nt	ids not allowed. Te	xas cash out not al	lowed.			
Rate & Term Refinance	Cash out must be th	e lower of \$2,000			nt	ids not allowed. Te	xas cash out not al	lowed.			
Rate & Term Refinance	Cash out must be th Maximum cash out	e lower of \$2,000 per matrix	or 1% of the ne	w loan amou				lowed.			
Rate & Term Refinance Cash-Out Refinance New Subordinate Financing	Cash out must be th Maximum cash out p Permitted on purch	e lower of \$2,000 per matrix ase and rate & ter	or 1% of the ne	w loan amou	nt y up to maximum LTV,			lowed.			
Rate & Term Refinance Cash-Out Refinance	Cash out must be th Maximum cash out	e lower of \$2,000 per matrix ase and rate & ter	or 1% of the ne	w loan amou				lowed.			
Rate & Term Refinance Cash-Out Refinance New Subordinate Financing Fixed Rate Loan Terms	Cash out must be th Maximum cash out p Permitted on purch	e lower of \$2,000 per matrix ase and rate & ter	or 1% of the ne	w loan amou				lowed.			
Rate & Term Refinance Cash-Out Refinance New Subordinate Financing	Cash out must be th Maximum cash out p Permitted on purch 15 and 30 year fully	e lower of \$2,000 per matrix ase and rate & ter amortizing.	or 1% of the new	w loan amou	y up to maximum LTV,	CLTV, HLTV as per		lowed.			
Rate & Term Refinance Cash-Out Refinance New Subordinate Financing Fixed Rate Loan Terms Fully Amortizing ARM Types	Cash out must be th Maximum cash out j  Permitted on purch. 15 and 30 year fully  Syr/6m: 2/1/5 (Initi	e lower of \$2,000 per matrix ase and rate & ter amortizing.	or 1% of the new	w loan amou		CLTV, HLTV as per		lowed.			
Rate & Term Refinance Cash-Out Refinance New Subordinate Financing Fixed Rate Loan Terms Fully Amortizing ARM Types ARM Margin	Cash out must be th Maximum cash out i Permitted on purch. 15 and 30 year fully 5yr/6m: 2/1/5 (Initi 2.75	e lower of \$2,000 per matrix ase and rate & ter amortizing. al, Periodic, Lifeti	m refinance tran	w loan amou	y up to maximum LTV, 1/1/5 (Initial, Periodic, L	CLTV, HLTV as per		lowed.			
Rate & Term Refinance Cash-Out Refinance New Subordinate Financing Fixed Rate Loan Terms Fully Amortizing ARM Types	Cash out must be th Maximum cash out j  Permitted on purch. 15 and 30 year fully  Syr/6m: 2/1/5 (Initi	e lower of \$2,000 per matrix ase and rate & ter amortizing. al, Periodic, Lifeti	m refinance tran	w loan amou	y up to maximum LTV, 1/1/5 (Initial, Periodic, L	CLTV, HLTV as per		lowed.			
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Rate & Term Refinance Cash-Out Refinance New Subordinate Financing Fixed Rate Loan Terms Fully Amortizing ARM Types ARM Margin ARM Index Rate Caps  ARM Qualification (Fully Amortizing) Interest Only	Cash out must be th Maximum cash out j Permitted on purch. 15 and 30 year fully  5yr/6m: 2/1/5 (Initi 2.75  30 Day Average SO  5yr/6m: 2/1/5 (Initi  5yr/6m ARM - quali Not eligible Not eligible Owner occupied on	e lower of \$2,000 per matrix  ase and rate & ter amortizing.  al, Periodic, Lifeti  FR Index as publis  al, Periodic, Lifeti  fied at higher of the second s	m refinance trar me), 7yr/6m and shed by the New me), 7yr/6m and the maximum pot	w loan amou assactions onl 10yr/6m: 5 York Federa 10yr/6m: 5	y up to maximum LTV,  1/1/5 (Initial, Periodic, L  al Reserve.  1/1/5 (Initial, Periodic, L	CLTV, HLTV as per ifetime)	r matrix		s - qualified .	at the Note r	
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Rate & Term Refinance Cash-Out Refinance New Subordinate Financing Fixed Rate Loan Terms Fully Amortizing ARM Types ARM Margin ARM Index Rate Caps  ARM Qualification (Fully Amortizing) Interest Only Balloon	Cash out must be th Maximum cash out j Permitted on purch. 15 and 30 year fully 5yr/6m: 2/1/5 (Initi 2.75 30 Day Average SO 5yr/6m: 2/1/5 (Initi 5yr/6m ARM - quali Not eligible Not eligible Owner occupied on 1- Unit Properties: 1 Maximum All Unit Properties: 3 3-4 Unit Properties: 3	e lower of \$2,000 per matrix  ase and rate & ter amortizing.  al, Periodic, Lifeti  FR Index as publis  al, Periodic, Lifeti  fied at higher of ti  fied at higher of ti  Max \$1,500,000 la  \$1,500,000 la  Max \$1,500,000 la	mrefinance trar me), 7yr/6m and shed by the New me), 7yr/6m and he maximum pot li Reserves; Max oan amount, Max amount, Max amount, Max amount, Max amount, Max	w loan amou assactions onl 110yr/6m: 5 York Federa 110yr/6m: 5 ential Note r 43% DTI ximum 80% kimum 70% LTV daximum 50% LTV daximum 60%	y up to maximum LTV,  1/1/5 (Initial, Periodic, L	CLTV, HLTV as per iffetime)  ent or the fully inde credit score 700 edit score 700 t score 720 rcredit score 720	matrix  exed rate. 7yr/6m		s - qualified .	at the Note r	
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