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 \$2,500,000 680 740 \$2,000,000 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: Missouri, Guam, Puerto Rico, and US Virgin Islands not allowed. Texas cash out not allowed. State Restrictions NonDelegated Correspondent: 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) 5yr/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

Prepayment Penalty

Escrow Holdback

Not allowed

Not allowed

Not allowed Not allowed

Arc Home Jumbo Loan Program Matrix Jumbo Prime-2



Fixed	/6 ARM, 7/6 ARM, 10/6 ARM - check rate sheet for product eligibility)										
	Rate & Term Refinance		Teal Fixeu, 15 T	ear Fixeu, 3/	76 ARIM, 7/6 ARIM, 10/	6 ARIVI - CHECK FAI	Cash-Out Refir				
Occupancy-Units	Maximum Loan		Minimum	Months	Occupancy - Units	Maximum Loan		Minimum Credi		Maximum Cas	
	Amount \$1,000,000	CLTV 89.99%/89.99%*	720	Reserves 12		Amount \$1,500,000	CLTV 80%/80%	Score 740	Reserves 15	Out 350K	
	\$1,500,000	89.99%/89.99%*	720	18	Primary 1 Unit	\$2,000,000	75%/75%	760	15	500k	
	\$1,500,000	80%/80%	700	12	1	\$2,500,000	70%/70%	760	24	500k	
Primary 1 Unit	\$2,000,000	80%/80%	700	15							
	\$2,500,000	75%/75%	740	24							
	\$2,500,000 \$3,000,000	70%/70% 70%/70%	720 740	24 24							
	\$1,000,000	70%/70%	700	12	_						
Primary 2 -Unit	\$1,500,000	70%/70%	720	12							
	\$2,000,000	70%/70%	720	15							
Primary 3 - 4 Unit	\$1,000,000	65%/65%	720	12	_						
	\$1,500,000 \$1,000,000	60%/60% 80%/80%	720 720	12 12		\$1,000,000	70%/70%	740	12	350k	
Second Home 1 Unit	\$1,500,000	80%/80%	740	18	Second Home	\$2,000,000	70%/70%	760	15	350k	
	\$2,000,000	75%/75%	720	18	1 Unit	\$2,500,000	65%/65%	780	24	350k	
	\$2,500,000	75%/75%	760	30							
	\$2,500,000 \$3,000,000	70%/70% 60%/60%	720 740	30 30							
	\$1,000,000	70%/70%	720	12	_						
Non-Owner Occupied 1 Unit	\$1,500,000	70%/70%	740	18							
	\$2,000,000	60%/60%	740	24							
Non-Owner Occupied 2-4 Unit	\$2,000,000	65%/65%	760	24							
Purchase transactions only eligible for grea	eter than 80% I TV/CI	TV 30 year Fixed F	Rate only for ore	ater than							
0% LTV/CLTV. Maximum 80% LTV for Self			, 8								
		Drogr	am Highlighte - I	Pofor to Guid	delines for all Require	mente					
		11081	ann riiginigines i	iterer to our	acimes for un require						
	CLTV must be sel		anaid nuinainal ha	alanaa aa all	alaaad aybaydinata fin	anaina and full am	ount of one UELOCo	·/···bathar ar nat f	i mala bawa ba a	n duarem)	
Underwriting	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.										
	coans mass or another recommandary to the zero nome galacimes. For items not addressed in the galacimes please contact your sales representative.										
Mortgage Insurance	No PMI Allowed.										
Minimum Loan Amount	Must be \$1 over t	Must be \$1 over the current one-unit conforming loan limit.									
DTI	Maximum 43%.										
	Maximum 45%.										
Minimum Credit Requirements											
	Non traditional cr	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 2-									
		months. For borrowers with mortgage or rental history borrower must have 0x30 lates in the past 24 months.									
Eligible Property Type											
	Single family, PUI	D, Condo (Agency el	igible), and 2-4 C	Jnits							
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 State Restrictions		•									
	For the second s										
	Fannie Mae or Freddie Mac warrantable condominiums. Minimum 400 sq ft.; Max 80% LTV										
	Wholesale and Retail: Missouri, Guam, Puerto Rico, and US Virgin Islands not allowed. Texas cash out not allowed.										
	NonDelegated Correspondent: Missouri, Guam, Puerto Rico and US Virgin Islands not allowed. Texas cash out not allowed.										
Appraisal Restrictions					0						
Rate & Term Refinance	2 Full Appraisals required for loan amounts >\$1.5MM. Cash out must be the lower of \$2,000 or 1% of the new loan amount										
Cash-Out Refinance	Maximum cash or			10011 011100							
Cash Cat Remailee	IMAXIII UIII CASII O	at per matrix									
New Subordinate Financing											
	Permitted on purchase and rate & term refinance transactions only up to maximum LTV, CLTV, HLTV as per matrix										
Fixed Rate Loan Terms	15 and 30 year fu	lly amortizing.									
	-	-			-						
Fully Amortizing ARM Types											
		nitial, Periodic, Lifeti	ime), 7yr/6m and	10yr/6m: 5	/1/5 (Initial, Periodic, I	ifetime)					
ARM Margin	2.75										
ARM Index	30 Day Average S	OFR Index as publi	shed by the New	York Federa	al Reserve.						
Rate Caps											
	5yr/6m: 2/1/5 (Ir	5yr/6m: 2/1/5 (Initial, Periodic, Lifetime), 7yr/6m and 10yr/6m: 5/1/5 (Initial, Periodic, Lifetime)									
		,									
ARM Qualification /Full A											
ARM Qualification (Fully Amortizing)											
	5yr/6m ARM - qu	alified at higher of t	he maximum pot	tential Note r	rate after first adjustm	ent or the fully ind	exed rate. 7yr/6m a	and 10yr/6m ARM	1's - qualified a	t the Note ra	
Interest Only	Not eligible										
Balloon	Not eligible										
First Time Home Buyer		only 12 months Dir	I Docomica M.	/20/ DTI							
		only; 12 months PIT s: Max \$1.500.000			LTV/CLTV, minimum	credit score 700					
	2-Unit Properties	: Max \$1,000,000 l	oan amount, Ma	ximum 70% l	LTV/CLTV, minimum c	redit score 700					
	M	ax \$1,500,000 loan	amount, Maxim	um 70% LTV	/CLTV, minimum cred	t score 720					
					% LTV/CLTV, minimur V, minimum credit sco		;				
	r	nan. פון טטט,טט,ני פ	iii aiiiouit, Maxif	num ou% LT	v, minimum credit sco	E / ZU					
Seller Contributions											
		ales price for owner	r occupied and se	econd homes	. Maximum 2% for no	n-owner occupied.					
Higher Priced Covered Transactions	Not allowed										
Prepayment Penalty	Not allowed										
Escrow Holdback	Not allowed										
Recast	Not allowed										

Recast

Not allowed