

**SUPER JUMBO
500 SERIES**

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|------------------------------------|---|
| Product Description | 500 Series Super Jumbo – Retail Only |
| Program Numbers | 524 = 15 yr fixed 526 = 30 yr fixed 528 = 5/1 ARM 529 = 7/1 ARM 520 = 10/1 ARM |
| Non-Arms Length Transaction | Not allowed, with the exception that property seller, or borrower, may represent themselves as agent in the transaction. |
| <u>ARM ADJUSTMENTS</u> | (if applicable) |
| Index | 1 Year Libor |
| Margin | 2.25% |
| Annual Adjust. Cap | 2% |
| Lifetime Cap | 5.00% |
| Floor Rate | 2.25% |
| First Adjust. Cap | 5% |
| Temporary Buydown | Not Permitted |
| Prepay Penalty | Not Permitted |
| Qualifying Rate | Fixed Rate = Note Rate 5/1 ARM = Note rate plus 2% 7/1 and 10/1 ARM = Note rate |
| Max Debt Ratio | <u>40%</u> - applicable to 10/1 ARM. <u>41%</u> - applicable if 5/1 or 7/1 ARM if Loan amount > \$650,000 and LTV > 80%, otherwise it is <u>43%</u>. <u>43%</u> - all others |
| Types of Financing | Purchase, Rate Term Refinance, Cash Out Refinance |
| Max Loan Amount | \$2,000,000 |
| Min Loan Amount | 1 Unit \$417,001 , 2 Unit \$533,851 |
| Eligible Property Type | 1-2 Unit, PUD, Condo. Require Investor's Condo Approval upon receipt of all Condo Documentation |
| Eligible Borrowers | U.S. Citizens, Permanent and Non-Permanent Resident Aliens. (See note end of page 2) |
| Mortgage Ins | Not applicable. |
| Appraisal | May be from any approved AMC. Transferred appraisal not allowed. Interior photos of all rooms is required. Value will be determined by the lower of the 2 appraised values when 2nd appraisal is required. Purchase: One appraisal is required, as well as CDA from Clear Capital. Refinance: Loan amount <= \$1,500,000 requires one appraisal, as well as CDA from Clear Capital. Loan amount > \$1,500,000 requires two appraisals. |
| Delegated | Not delegated |
| Impounds | Required for all LTVs |

| | |
|-----------------------------|--|
| Max Cash Out | R/T Refi: The lesser of 2% of the loan amount, or \$2,000. C/O Refi: Refer to LTV grid for cash out refinance |
| Credits/Concessions | LTV 75.01% - 80% is 3% LTV < / = 75% is 6% |
| 2nd Home | Units are not allowed. |
| Investment Property | Not Allowed |
| Document Expirations | Credit, Income, Assets, Title = 90 days Appraisal = 120 days |
| Minimum Credit Score | See LTV/CLTV section on following page(s) |
| Reserve Requirement | See pages following max LTV, Credit Score, Loan Amount |
| First Time Homebuyer | Allowed on primary residence, purchase transaction only. Max loan amount \$1m, 12 months PITI reserves required |
| Credit | All borrowers that are contributing income for qualifying purposes must meet one of the following trade line requirements: <u>FIXED</u>: Minimum 3 open tradelines with a 2 year history, with 12 month reporting history, & 0 x 30 mortgage late in the last 12 months if applicable, <u>OR</u> Two open tradelines are acceptable for purchase transactions where the borrower(s) have a 24-month mortgage history in the past five years, <u>OR</u> An exception to the minimum trade line requirements is not required if the borrower's credit history meets the following: No less than 10 tradelines are reporting and one must be a mortgage, At least one tradeline is open and reporting for a minimum of 12 months, Credit history established for at least 10 years. <u>ARM</u>: Minimum 4 open trade lines, one open a minimum of 24 months, the other 3 for at least 12 months. Zero balance is acceptable. At minimum one trade line rated for 12 months is required within past 36 months. Authorized user trade lines are not acceptable to meet this requirement. All past due accounts must be brought current. No mortgage lates in past 24 months. All disputed accounts must be resolved. All derogatory credit requires an explanation. No Foreclosure, BK, Loan Mod., Short Sale, or Deed in Lieu allowed in borrower's credit history. |
| Debt Payoff | Pay down of revolving debt, and/or installment debt to qualify is not allowed. |
| Reserve Requirement | 6 months to 27 months PITI Reserves required – see following pages. |
| Gift Funds | Allowed after minimum 10% down payment from borrower's own funds. |
| Value Determination | If subject has been owned by borrower less than 12 months, use the lesser of Purchase Price or Appraised value. When two appraisals are required, the value is the lesser of the two. |

NON-PERMANENT RESIDENT ALIEN REQUIREMENTS - Maximum LTV is lesser of maximum stated in product guideline or 80.00%. Must have a valid social security number and evidence they are a lawful non-permanent resident of the United States with one of the following: E Series (E-1, E-2, E-3), G Series (G-1, G-2, G-3, or G-4 only) which must document that the borrower does not have diplomatic immunity. Verification that the borrower does not have diplomatic immunity can be determined by reviewing the visa, passport or the U.S. Department of State's Diplomatic List here. The transmittal summary requires a comment indicating that the borrowers visa status does not require the payment of taxes and therefore tax transcripts are not available. H Series (H1-B, H1-C, H-2, H-3, H-4). L Series (L-1A, L-1B, L-2). O Series (O-1). NATO (TN-1 and TN-2) For NAFTA professionals from Canada and Mexico a VISA or EAD card is not required as long as the borrower(s) has an unexpired passport that is stamped with the H1B status. I-797 Notice of Action/Approval with valid dates. The document must refer to an acceptable visa classification as indicated above. If the visa is expired, must provide form I-797A with detachable I-94. If the borrower's visa will expire within six months of the loan application and the borrower has not changed employers, a copy of the employer's letter of sponsorship for visa renewal must be provided. If the EAD will expire within 6 months, the borrower must show evidence they have applied for an extension or provide a letter from their employer indicating they will continue to sponsor their employment. Borrower must have a current 24-month employment history in the U.S. Borrower must have 24-month credit history and meet all tradeline requirements

SUPER JUMBO

500 Series

** FIXED RATE ONLY **

See next page for reserve requirements

PRIMARY RESIDENCE – PURCHASE and RATE TERM REFINANCE

| Property Type | Max LTV | Max CLTV | Min. Credit Score | Max Loan Amount |
|----------------------|---------|--------------------------------|-------------------|-----------------|
| 1 Unit, Condo PUD | 85 | No Subordinate Financing | 760 | \$1,000,000 |

PRIMARY RESIDENCE – PURCHASE

| Property Type | Max LTV | Max CLTV | Min. Credit Score | Max Loan Amount |
|----------------------|---------|----------|-------------------|-----------------|
| 1 Unit, Condo PUD | 80 | 80 | 720 | \$1,500,000 |
| | 75 | 75 | 720 | \$2,000,000 |
| | 70 | 70 | 700 | \$1,000,000 |
| 2 Units | 65 | 65 | 700 | \$1,000,000 |
| | 60 | 60 | 720 | \$1,500,000 |

PRIMARY RESIDENCE – RATE/TERM REFINANCE

| Property Type | Max LTV | Max CLTV | Min. Credit Score | Max Loan Amount |
|----------------------|---------|----------|-------------------|-----------------|
| 1 Unit, Condo PUD | 80 | 80 | 720 | \$1,000,000 |
| | 75 | 75 | 720 | \$1,500,000 |
| | 70 | 70 | 700 | \$1,000,000 |
| | 70 | 70 | 720 | \$2,000,000 |
| 2 Units | 65 | 65 | 700 | \$1,000,000 |
| | 60 | 60 | 720 | \$1,500,000 |

PRIMARY RESIDENCE – CASH OUT REFINANCE

| Property Type | Max LTV | Max CLTV | Min. Credit Score | Max Loan Amount |
|--------------------|---------|----------|-------------------|--------------------------|
| 1 Unit, Condo, PUD | 65 | 65 | 700 | \$1,000,000 ¹ |
| | 60 | 60 | 720 | \$1,500,000 ¹ |
| | 55 | 55 | 720 | \$2,000,000 ² |

2nd HOME – PURCHASE AND RATE TERM REFINANCE

| Property Type | Max LTV | Max CLTV | Min. Credit Score | Max Loan Amount |
|----------------------|---------|----------|-------------------|-----------------|
| 1 Unit, Condo PUD | 75 | 75 | 720 | \$1,000,000 |
| | 70 | 70 | 720 | \$1,500,000 |
| | 65 | 65 | 720 | \$2,000,000 |

¹ Max Cash to borrower is \$250,000, including non-mortgage debt to be paid

² Max Cash to borrower is \$500,000, including non-mortgage debt to be paid

Reserve Requirement³

| OCCUPANCY | LOAN AMOUNT | PITI RESERVES REQUIRED |
|----------------------|---------------------------|------------------------|
| Primary Residence | Up to \$1,000,000 | 6 months |
| | \$1,000,000 - \$1,500,000 | 9 months |
| | \$1,500,000 - \$2,000,000 | 12 months |
| 2 nd Home | Up to \$1,000,000 | 12 months |
| | \$1,000,000 - \$1,500,000 | 18 months |
| | \$1,500,000 - \$2,000,000 | 24 months |

³ 6 months PITI Reserves are required for any other financed property owned by borrower. Business funds are not allowed to be used to meet minimum reserve requirement.

500 Series
**** 5/1 ARM and 7/1 ARM ONLY ****

| PRIMARY RESIDENCE – PURCHASE | | | | |
|-------------------------------------|----------------------------|-----------------|--------------------------|----------------------------------|
| Property Type | Max LTV⁴ | Max CLTV | Min. Credit Score | Max Loan Amount |
| 1 Unit, Condo PUD | 90 | Na | 700 | \$650,000 |
| | 90 | Na | 740 | \$800,000 (min \$650,001) |
| | 80 | 80 | 700 | \$1,500,000 |
| | 75 | 75 | 700 | \$2,000,000 |
| 2 Units | 65 | 65 | 700 | \$1,000,000 |
| | 60 | 60 | 720 | \$1,500,000 |

| PRIMARY RESIDENCE – RATE/TERM REFINANCE | | | | |
|--|----------------|-----------------|--------------------------|----------------------------------|
| Property Type | Max LTV | Max CLTV | Min. Credit Score | Max Loan Amount |
| 1 Unit, Condo PUD | 90 | Na | 700 | \$650,000 |
| | 90 | Na | 740 | \$800,000 (min \$650,001) |
| | 80 | 80 | 700 | \$1,000,000 |
| | 75 | 75 | 700 | \$1,500,000 |
| | 70 | 70 | 720 | \$2,000,000 |
| 2 Units | 65 | 65 | 700 | \$1,000,000 |
| | 60 | 60 | 720 | \$1,500,000 |

| PRIMARY RESIDENCE – CASH OUT REFINANCE | | | | |
|---|----------------|-----------------|--------------------------|--------------------------------|
| Property Type | Max LTV | Max CLTV | Min. Credit Score | Max Loan Amount |
| 1 Unit, Condo PUD | 65 | 65 | 700 | \$1,000,000⁵ |
| | 60 | 60 | 720 | \$1,500,000⁵ |
| | 55 | 55 | 720 | \$2,000,000⁶ |

| 2nd HOME – PURCHASE AND RATE TERM REFINANCE | | | | |
|---|----------------|-----------------|--------------------------|------------------------|
| Property Type | Max LTV | Max CLTV | Min. Credit Score | Max Loan Amount |
| 1 Unit, Condo PUD | 75 | 75 | 720 | \$1,000,000 |
| | 70 | 70 | 720 | \$1,500,000 |
| | 65 | 65 | 720 | \$2,000,000 |

Reserve Requirement⁷

| OCCUPANCY | LOAN AMOUNT | PITI RESERVES REQUIRED |
|----------------------------|----------------------------------|-------------------------------|
| Primary Residence | Up to \$1,000,000 | 9 months |
| | \$1,000,000 - \$1,500,000 | 12 months |
| | \$1,500,000 - \$2,000,000 | 15 months |
| 2nd Home | Up to \$1,000,000 | 15 months |
| | \$1,000,000 - \$1,500,000 | 21 months |
| | \$1,500,000 - \$2,000,000 | 27 months |

⁴ Loan amount >\$650k and LTV > 80%, Max D/R is 41%.

⁵ Max Cash to borrower is \$250,000, including non-mortgage debt to be paid

⁶ Max Cash to borrower is \$500,000, including non-mortgage debt to be paid

⁷ 6 months PITI Reserves are required for any other financed property owned by borrower. Business funds are not allowed to be used to meet minimum reserve requirement

500 Series
**** 10/1 ARM ONLY ****

| PRIMARY RESIDENCE – PURCHASE | | | | |
|-------------------------------------|----------------|-----------------|--------------------------|------------------------|
| Property Type | Max LTV | Max CLTV | Min. Credit Score | Max Loan Amount |
| 1 Unit, PUD | 80 | 80 | 720 | \$1,500,000 |
| | 75 | 75 | 720 | \$2,000,000 |
| | 70 | 70 | 700 | \$1,000,000 |
| CONDO | 75 | 75 | 720 | \$1,500,000 |
| | 70 | 70 | 720 | \$2,000,000 |
| | 65 | 65 | 700 | \$1,000,000 |
| 2 Units | 65 | 65 | 700 | \$1,000,000 |
| | 60 | 60 | 720 | \$1,500,000 |

| PRIMARY RESIDENCE – RATE/TERM REFINANCE | | | | |
|--|----------------|-----------------|--------------------------|------------------------|
| Property Type | Max LTV | Max CLTV | Min. Credit Score | Max Loan Amount |
| 1 Unit, PUD | 80 | 80 | 720 | \$1,000,000 |
| | 75 | 75 | 720 | \$1,500,000 |
| | 70 | 70 | 700 | \$1,000,000 |
| | 70 | 70 | 720 | \$2,000,000 |
| CONDO | 75 | 75 | 720 | \$1,000,000 |
| | 70 | 70 | 720 | \$1,500,000 |
| | 65 | 65 | 700 | \$1,000,000 |
| | 65 | 65 | 720 | \$2,000,000 |
| 2 Units | 65 | 65 | 700 | \$1,000,000 |
| | 60 | 60 | 720 | \$1,500,000 |

| PRIMARY RESIDENCE – CASH OUT REFINANCE | | | | |
|---|----------------|-----------------|--------------------------|--------------------------------|
| Property Type | Max LTV | Max CLTV | Min. Credit Score | Max Loan Amount |
| 1 Unit, PUD | 65 | 65 | 700 | \$1,000,000⁸ |
| | 60 | 60 | 720 | \$1,500,000⁸ |
| | 55 | 55 | 720 | \$2,000,000⁹ |
| CONDO | 50 | 50 | 700 | \$1,000,000⁸ |
| | 55 | 55 | 720 | \$1,500,000⁹ |
| | 50 | 50 | 720 | \$2,000,000⁹ |

| 2nd HOME – PURCHASE AND RATE TERM REFINANCE | | | | |
|---|----------------|-----------------|--------------------------|------------------------|
| Property Type | Max LTV | Max CLTV | Min. Credit Score | Max Loan Amount |
| 1 Unit, PUD | 75 | 75 | 720 | \$1,000,000 |
| | 70 | 70 | 720 | \$1,500,000 |
| | 65 | 65 | 720 | \$2,000,000 |
| CONDO | 70 | 70 | 720 | \$1,000,000 |
| | 65 | 65 | 720 | \$1,500,000 |
| | 60 | 60 | 720 | \$2,000,000 |

Reserve Requirement¹⁰

| OCCUPANCY | LOAN AMOUNT | PITI RESERVES REQUIRED |
|----------------------------|----------------------------------|-------------------------------|
| Primary Residence | Up to \$1,000,000 | 9 months |
| | \$1,000,000 - \$1,500,000 | 12 months |
| | \$1,500,000 - \$2,000,000 | 15 months |
| 2nd Home | Up to \$1,000,000 | 15 months |
| | \$1,000,000 - \$1,500,000 | 21 months |
| | \$1,500,000 - \$2,000,000 | 27 months |

⁸ Max Cash to borrower is \$250,000, including non-mortgage debt to be paid

⁹ Max Cash to borrower is \$500,000, including non-mortgage debt to be paid

¹⁰ 6 months PITI Reserves are required for any other financed property owned by borrower. Business funds are not allowed to be used to meet minimum reserve requirement