

SUPER JUMBO PROGRAM 200 SERIES

Product Description	200 Series Super Jumbo, Wholesale and Retail, Fixed & ARM.
Program Numbers	224 = 15 yr fixed 226 = 30 yr fixed 228 = 5/1 ARM 229 = 7/1 ARM 220 = 10/1 ARM
Non-Arms Length	Allowed on primary residence only.
ARM ADJUSTMENTS	If applicable
Index	1 Year Libor
Margin	2.25%
Annual Adjust. Cap	2%
Lifetime Cap	5%
Floor Rate	2.25%
First Adjust. Cap	5/1 ARM = 2 7/1 and 10/1 ARM = 5
Temporary Buydown	Not Permitted
Prepayment Penalty	Not Permitted
Qualifying Rate	Fixed, & 7/1 and 10/1 ARMs – Note Rate 5/1 ARM – Greater of Note Rate plus 2%, or fully indexed rate.
Max Debt Ratio	43%. Also, see housing payment history section; may be restricted.
Payment Shock	Applicable to 1 st time homebuyers, & borrowers with < 5 years job history and/or consistent earned income. Not to exceed 250%
Non-Occupant Co-borrower	Allowed. Only the income from occupant borrower may be used. Minimum 5% down payment must come from borrower's own funds.
Types of Financing	Purchase, Rate Term Refinance, Cash Out Refinance
Max Loan Amount	\$2,000,000
Min Loan Amount	Conforming high balance loan limit + \$1
Eligible Property Type	1-2 Units, Warrantable Condo, PUD
Eligible Borrowers	U.S. Citizen, Permanent Resident Alien, & Non-permanent Resident Aliens with acceptable, current VISA, and minimum 2 year history of employment and credit in the U.S.
Mortgage Insurance	Not Applicable
Employment	Minimum 2 year history of employment in the United States is required.
Income	W-2 wage earners: always require at minimum, most recent full month's paystubs, and most recent 2 years W-2s. For Self employed, rental income, and any other type income, follow standard documentation requirements, and calculation methods. Full income documentation is always required.

Residual Income Requirements	See Credit Section below, Option 2 (b). It is only applicable in this situation.
Appraisal	PURCHASE: Loan amount < / = \$1,500,000 - 1 appraisal Loan amount > \$1,500,000 - 2 appraisals REFINANCE: Loan amount < / = \$1,000,000 - 1 appraisal Loan amount > \$1,000,000 - 2 appraisals Minimum 6 comps required; 4-6 comps must be closed sales. Appraisal expires in 120 days; recert of value is not allowed. ** see attached for Appraisal Valuation Variance Chart **
Appraisal Review	CDA is required from Clear Capital for one unit properties. When there are 2 appraisals, CDA is required on the lower valued of the 2 appraisals. 2 unit properties require a Field Review through Clear Capital. Value will be the lesser of the 2.
Declining Markets	Reduce max LTV by 5%
Value Determination	Lesser of Appraised Value, Field Review, or CDA
Property Restrictions	10 acres. Greater than 10 acres but less than 20 acres may be allowed case by case.
Delegated	Not Delegated, 2 nd signature is required for all loan amounts
Impounds	Required
Max Cash Out	See LTV matrix
Credits/Concessions	6%
2nd Home	Cash Out Refinance is not allowed. Units are not allowed.
Investment Property	Not allowed
Max # Financed Properties	4
Document Expirations	Credit, Income, Assets, Title = 90 days, Appraisal = 120 days
Minimum Credit Score	720
Gifts	Allowed with the following restrictions: Primary residence, minimum 5% borrower contribution, gift of equity not allowed, non-arm's length transaction not allowed, business assets not eligible for reserves.
First Time Homebuyer	Allowed. Max payment shock 250%.
Credit	A borrower not using income to qualify and showing -0- earnings, or is not employed does not need to meet the following tradeline requirements. Authorized user accounts may not be used to meet the minimum tradeline requirement. Each borrower with income must meet one of the following tradeline requirements: OPTION 1: 3 open tradelines that have been active in past 12 months, and reporting for a minimum of 12 months. One of the 3 must be open and active within the past 24 months and reporting for minimum 24 months. And one of the 3 must be an installment loan or mortgage. OPTION 2: 1 open tradeline that has been active in past 12 months, and reporting for minimum 12 months, Must have established credit history with 7 or more tradelines reporting within past 7 years, and either (a) or (b) below: (a) 3 of the 7 tradelines must be installment loans, or 1 of the 7 a mortgage loan. OR (b) 1 of the 7 tradelines must be installment loan, minimum 740 qualifying credit score, minimum 36 months of reserves, & residual income of, at minimum, \$7,500 per month. Refer to and complete residual income worksheet.
Housing Payment History	-0- X 30 in past 24 months. If primary residence is free and clear, ensure all other housing expense paid on time; Tax, Insurance, HOA, Flood, etc. Gaps in primary housing payment history, or borrowers with < 24, > 18 months housing payment history have the following restrictions: must be primary residence, no more than 6 months gap, max D/R 40%
Major Adverse Credit	No BK, Foreclosure, Pre-foreclosure Sale, Short Sale, Deed in Lieu, or modification allowed in past 7 years. All collections & charge offs > \$1k individually or in aggregate must be paid. All past due accounts must be brought current prior to closing.
Debt Pay Down	Debts may not be paid down to qualify
Reserve Requirement	See Reserve Matrix below

Reserve Requirements		
Occupancy	# Months PITI/HOA	Loan Amount
Primary	9	\$1,000,000
Primary	12	\$2,000,000
2 nd Home	12	\$1,000,000
2 nd Home	18	\$2,000,000
Additional Reserves Required for each Financed Property (max 4 financed properties)	6	All

Fixed and ARM Program				
Purchase and Rate Term Refinance ¹				
Occupancy	Units	Minimum Credit Score	Maximum LTV/CLTV	Maximum Loan Amount
Primary	1	720	80/80	1,500,000
			75/75	1,750,000
	70/70		2,000,000	
	2		80/80	1,500,000
2 nd Home	1		75/75	1,000,000
			70/70	1,500,000
			65/65	2,000,000
Cash Out Refinance ²				
Primary	1	720	70/70 ³	1,000,000
			65/65 ⁴	1,000,000
			60/60 ⁵	1,500,000
			55/55 ⁶	2,000,000

** Cash out refinance is not allowed on 2nd home

** Investment property is not allowed on this program.

¹ Max cash out \$2k

² All liens being paid off must be seasoned for a minimum of 6 months

³ Max cash out \$250,000

⁴ Max cash out \$350,000

⁵ Max cash out \$500,000

⁶ Max cash out \$500,000

Appraisal Valuation Variance Chart

If there is a variance in value between Appraisal and CDA, or Field Review, please refer to the following Chart. Additional review or documentation may be required.

Property Type	Appraisal Review Type	CDA Recommends Field Review	Variance	LTV </= 65%	LTV >65% to 75%	LTV >75% To 80%
1 Unit	CDA	No	None	Approve	Approve	Approve
			< 5%	Approve	Approve	Review & Approve CDA
			5% - < 8%	Approve	Review & Approve CDA	Field Review Required
			>= 8% or indeterminate	Field Review Required	Field Review Required	Field Review Required
		Yes	None	Approve	Approve	Approve
			<5%	Approve	Review & Approve CDA	Review & Approve CDA
			5% - < 8%	Review & Approve CDA	Review & Approve CDA	Field Review Required
			>= 8% or indeterminate	Field Review Required	Field Review Required	Field Review Required
2 Unit	Field Review	NA	NA	Default to Field Review	Default to Field Review	Default to Field Review
Field Review Variance Threshold				8%	8%	8%