

Key Loan Program



SunTrust Correspondent Lending - Effective 08.06.2018

SunTrust Correspondent Lending Key Loan Program¹ provides flexible jumbo financing options for clients who are looking for greater financial control, better cash flow management, multiple repayment options and generous loan amount limit at competitive rates. The product snapshot below gives a broad overview of the features of this loan. Please consult the program guidelines for details.

Property Eligibility:

- 1-unit primary residences and second homes

Eligible Products:

- Purchase, Rate/Term Refinance and Cash-Out Refinance²
 - Fully-amortizing, fixed rate (15 or 30-year terms)
 - Fully-amortizing 5/1 and 7/1 LIBOR ARMs (10, 15, 20, 25 or 30-year terms)
 - Fully-amortizing 10/1 LIBOR ARMs (15, 20, 25 or 30-year terms)
- *Note: Cash-Out Refinance not available for second homes*

Loan Amounts:

- \$453,100 (\$1 above the conforming limit) - \$2,000,000

1-Unit Primary Residence:	<u>LTV/TLTV³</u>	<u>Maximum Loan Amount</u>	<u>Minimum Credit Score</u>	<u>Standard Maximum DTI</u>
Purchase and Rate/Term Refinance	80%/80%	\$1,000,000	740	43%
	70%/70%		700	
	60%/60%		680	
	80%/80%	\$1,500,000	740	43%
	75%/75%		720	
	70%/70%		700	
	60%/60%		680	
	70%/70%	\$2,000,000	740	43%
	65%/65%		720	

1-Unit Primary Residence:	<u>LTV/TLTV³</u>	<u>Maximum Loan Amount</u>	<u>Minimum Credit Score</u>	<u>Standard Maximum DTI</u>
Cash-Out Refinance ²	65%/65%	\$1,000,000	740	43%
	60%/60%	\$1,500,000	740	43%
	55%/55%	\$2,000,000	740	43%

Condominiums:

- Maximum loan amount of \$1,000,000
 - For condominium-specific maximum LTVs/TLTVs, minimum credit scores, and maximum DTI ratios, consult the Key Loan Program product description.

Interest Rate Caps:

- 5/2/5

Floor/Margin:

- 2.25%

For more details, contact your dedicated account manager:

The information contained herein is intended as informational material for the sole and exclusive use of the business entities to which it was distributed and is subject to change without written notice.

¹ Key Loan Program is not available for GA Power leasehold properties and is not available in the following states: AK, FL, MI, NV, NY, OH, and RI.

² Cash-out Refinance not currently available in Texas and subject to loan-to-value ratio requirements.

³ Declining market reductions apply if the property is located on the SunTrust Mortgage Declining Market index and/or identified on the appraisal as being in a declining market. Guidelines shown for 1-unit, primary residences for the purposes of purchase and rate/term refinance do not apply to condominiums.