JUMBO FULL DOC MATRIX

Information pertains to Primary Residence – 1 unit properties 4/7/2017

	FHLMC FIXED JUMBO CONFORMING	JUMBO FIXED RATE	ELITE 3/1, 5/1,7/1 & 10/1 ARM	USBHM 3/1, 5/1, 7/1,10/1 IO ARM
Program #	3626/3627	3776/3777/84	3307/3045/3309/3317 3346/3340/3348/3349	3330/3331/3332 3333
LTV and Loan Amounts	95%	90% to $900,000** 80% to $1,5M 75% to $2.0M 70% TO $3.0M	90% to $900,000** 80% to $1.5M 75% to $2.0M 70% TO $3.0M	75% to $650K 70% to $1M 65% to $1.5M
TLTV/HTLTV & Combined Loan Amounts	95%	90% to $900,000 85% to $1.5M 75% to $2.0M 70% to $3.0M	90% to $900,000 85% to $1.5M 75% to $2.0M 70% to $3.0M	80% to $650,000 75% to $1M 65% to $1.5M
Minimum FICO to include TLTV/HTLTV	620 for Cash Out Refinance regardless of LP/DU Response	710 > 70% 700 > 65-70% 680 ≤ 65% 720 > $1M	710 > 70% 700 > 65-70% 680 ≤ 65% 720 > $1M	720
Max DTI to include TLTV/HTLTV	LP Determines/50% DTI max regardless of DU response	Maximum 43%	43%	Maximum 45%
Underwriting	LP Accept or DU Approve Eligible	Must be submitted to LP or DU (AUS) Manual UW only by USBHM	Must be submitted to LP or DU (AUS) Manual UW only by USBHM	Must be submitted to LP or DU (AUS) Manual UW only by USBHM
Mortgage Insurance	Yes over 80%	Required on over 80% LTV – see guides	Required on over 80% LTV – see guides	Not Required
Seller Contribution	3%	6%	6%	6%
Temporary Buydowns	No	Yes	No	No
Second Homes See guides.	85%	75% to $650,000 70% to $1M 65% to $1.5M	75% to $650,000 70% to $1M 65% to $1.5M	70% to $650,000 65% to $1M
Investment Properties See guides.	Allowed	Not Allowed	Not Allowed	Not Allowed

*85% TLTV/HTLTV if a non-USBHM second mortgage.

**Maximum 80% LTV for properties located in AK, ND, WV, and WY.