



Program Requirements			
Minimum FICO	700		
Housing Event Seasoning	7+ Years		
Recent Mortgage Delinquency	0 x 30 x 12		
Chapter 7/11 Bankruptcy Seasoning	7+ Years from Discharge		
Chapter 13 Bankruptcy Seasoning	7+ Years from Filing Date		
Documentation	Full Doc Only (Must meet ATR requirements and QM Guidelines)		
Maximum Loan to Value	80%		
Maximum Debt to Income (DTI)	43%		
Minimum Loan Amount	\$484,351.00		
Maximum Loan Amount	\$2,500,000.00		
Minimum Reserve Requirements	6 Months		
Consumer Late Payments	0x30x12		
Maximum Cash Out	F&C or LTV < 50% Unlimited   >50% LTV Max \$500,000		
Interest Only Available	No		
Occupancy	Primary Residence Only		
Property Type	SFR / PUD /Condo/ Townhouse		
Products Offered	5/1, 7/1, 10/1, & 15 Year Fixed		
Interest Only Available	No		
<b>MAX LOAN \$1,500,000</b>			
<b>FICO</b>	<b>0</b>		
	Purchase	Rate & Term	Cash Out
760	80%	80%	80%
740	75%	75%	75%
700	70%	70%	70%
<b>MAX LOAN \$2,000,000</b>			
<b>FICO</b>	<b>Owner Occupied</b>		
	Purchase	Rate & Term	Cash Out
760	75%	75%	75%
740	70%	70%	70%
700	65%	65%	65%
<b>MAX LOAN \$2,500,000</b>			
<b>FICO</b>	<b>Owner Occupied</b>		
	Purchase	Rate & Term	Cash Out
760	70%	70%	70%
740	65%	65%	65%
700	60%	60%	60%

Required Reserves				
Occupancy	Loan Purpose	Property Type	Loan Amount	Reserves
Primary Residence	All Loan Types	SFR, Condo, Townhouse, PUD, Co-op, 2-Unit	\$484,351-\$500,000	6 Months
			\$1,000,000 - \$1,500,000	9 Months
			\$1,500,001 and Up	12 Months
Borrowers with greater than 2 financed properties require 9 months or otherwise stated higher reserve amount above and an additional 3 months of reserves for each additional financed property. The 3 months additional reserves are based on the PITI plus HOA fees of the other financed properties				