

# LUX I JUMBO

PRIMARY RESIDENCE: 1-2 UNIT, PUDs & CONDOS							
Transaction Type	MAX Loan AMT	Market	LTV/CLTV/HCLTV	FICO	MAX C/O	MAX DTI	RESERVES
Purchase & R/T	\$1.0MM	Stable	80%	720	N/A	43%	12
	\$2.0MM		75%	720		41%	18
	\$3.0MM		70%	760		41%	24
			75%				36
Cash-Out Refinance	\$1.0MM		70%	740	\$350K	43%	18
	\$1.5MM		65%				
PRIMARY RESIDENCE: 3-4 UNIT							
Transaction Type	MAX Loan AMT	Market	LTV/CLTV/HCLTV	FICO	MAX C/O	MAX DTI	RESERVES
Purchase & R/T	\$2.0MM	Stable	70%	720	N/A	43%	18
	\$3.0MM		65%	760		41%	36
Cash-Out Refinance	NOT PERMITTED						
SECOND HOME: 1-UNIT, INCLUDING PUDs & CONDOS							
Transaction Type	MAX Loan AMT	Market	LTV/CLTV/HCLTV	FICO	MAX C/O	MAX DTI	RESERVES
Purchase & R/T	\$1.5MM	Stable	70%	740	N/A	43%	18
Cash-Out Refinance	NOT PERMITTED						
INVESTMENT PROPERTY: 1-UNIT, INCLUDING PUDs & CONDOS <sup>1</sup>							
Transaction Type	MAX Loan AMT	Market	LTV/CLTV/HCLTV	FICO	MAX C/O	MAX DTI	RESERVES
Purchase & R/T	\$1.5MM	Stable	65%	760	N/A	40%	36
Cash-Out Refinance	NOT PERMITTED						
<sup>1</sup> FL & GA Condos not permitted							
PROGRAM SPECIFIC REQUIREMENTS							
TERMS	FIXED	15 YR, 30 YR		ARMs (SOFR)		5/6, 7/6, 10/6	
ARM QUAL	5/6 ARM – Higher of the Note Rate +2%   7/6, 10/6 ARM – Higher of Note Rate or Fully Indexed Rate						
MIN LOAN AMT	\$1.00 Over conforming loan sizes						
PROPERTY	<b>Eligible:</b> 1-4 Units, PUDs, warrantable condo's <b>Ineligible:</b> Age restricted properties, Co-ops, manufactured homes, mixed use						
PROPERTY LISTING	Properties currently listed for sale – Refinance ineligible; removed from the market past 180 days; R&T of PR or 2 <sup>nd</sup> HM only – cash out not available						
APPRAISALS	LN Amts >\$2.0MM   2 full appraisals required			DECLINING MARKET		5% LTV reduction required	
UNDERWRITING	Manual only						
HOUSING HISTORY	0 X 30 X 12   Rent free permitted – PR only   Institutional VOM/VOR required – 12 MO. Canceled checks if private.						
TRADELINES	MIN 4 tradelines, 1 open for MIN 24 MO. 3 open or closed with a MIN of 12 MO ratings.						
CASH-OUT	Proceeds may not be used to meet reserve requirements.						
<b>CONTINUITY OF OBLIGATION</b>	<b>At least one Borrower on the refinance Mortgage was a borrower on the mortgage being refinanced; or held title and resided in the mortgage premises as a primary residence for the most recent 12 months. File must contain evidence borrower has been making timely mortgage payments; or the property was inherited or legally awarded the mortgaged premises.</b>						
EMPLOYMENT	<b>Self-employed</b> - 2 YRS history or >1 full tax YR, but <2YRS same line of work   <b>Wage Earners</b> – 2 YRS W2s required						
TAX RETURNS	2 YRS signed returns required   Unsigned tax returns executed 4506-C required.						
CREDIT EVENTS	DIL, SS, PFC or charge-off of MTG – 4 YRS.   FC 7 YRS						
JUDGEMENTS	All judgements & tax liens must be paid off prior to or at closing			COLLECTIONS		MAX \$2K may remain open	

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<b>FUNDS TO CLOSE</b>	Must be sourced/seasoned for 60 days		
<b>MIN CONTRIBUTION</b>	Borrower Contributions - LTV <70% & PR 5% MIN   >70% & PR 10% MIN   All LTVs 2 <sup>nd</sup> HM & INV All funds must come from borrower		
<b>INELIGIBLE</b>	HPML, non-arm's length transactions, Non-occupant co-borrowers	<b>STATES</b>	TX C/O (50 (a) (6) & 50 (a) (2)), AK, DC, HI, MO, NE, NY, RI