

# LUX AUS JUMBO SUITE

December 31, 2025

LUX AUS N													
Occupancy	Units	PURCHASE/RATE & TERM					Units	CASH-OUT					
		MAX Loan Amount	MAX LTV/CLTV	MIN FICO	MAX DTI	Reserves		MAX Loan Amount	MAX LTV/CLTV	MIN FICO	MAX DTI	Reserves	MAX CASH-OUT
Primary Residence	1-4	\$2.0MM	89.99%	680	50%	AUS	1	\$2.0MM	80%	680	50%	AUS	AUS
		\$2.0MM	80%	660	50%	AUS		\$3.0MM	80%	740	50%	AUS	AUS
		\$3.0MM	80%	700	50%	AUS							
		\$3.5MM	80%	740	50%	AUS	2-4	\$2.0MM	75%	680	50%	AUS	AUS
								\$3.0MM	75%	740	50%	AUS	AUS
Second Home	1	\$2.0MM	89.99% <sup>1</sup>	680	50%	AUS	1	\$2.0MM	75%	680	50%	AUS	AUS
		\$2.0MM	80%	660	50%	AUS		\$3.0MM	75%	740	50%	AUS	AUS
		\$3.0MM	80%	700	50%	AUS							
		\$3.5MM	80%	740	50%	AUS							
Investment	1	\$2.0MM	80%	680	50%	AUS	1	\$2.0MM	75%	680	50%	AUS	AUS
		\$2.0MM	70%	660	50%	AUS		\$3.0MM	70%	740	50%	AUS	AUS
		\$3.0MM	75%	720	50%	AUS	2-4	\$2.0MM	70%	680	50%	AUS	AUS
						\$3.0MM		70%	740	50%	AUS	AUS	
	2-4	\$2.0MM	75%	680	50%	AUS							
		\$2.0MM	70%	660	50%	AUS							
\$3.0MM		75%	720	50%	AUS								
CRITERIA – WHERE NOT SPECIFIED FOLLOW AUS OR FANNIE MAE/FREDDIE MAC SELLER GUIDES													
SELLING GUIDES		Fannie Mae			<a href="#">Fannie Mae Selling Guide</a>			Freddie Mac			<a href="#">Freddie Mac Seller/Service Guide</a>		
UNDERWRITING		AUS Approve/Eligible or Approve/Accept – Ineligible due to loan amount or interest only.											
TERMS		Fixed Rate – 15YR. & 30 YR.   ARMs 5/6, 7/6, 10/6 SOFR ARMs 30 Year fully amortizing											
ARM QUALIFYING		5/6 ARM, the greater of the MAX Note rate after 1 <sup>st</sup> adjustment or the fully indexed rate. 7/6 and 10/6 ARM, use the Note rate											
INTEREST ONLY		not permitted											
MIN LOAN AMOUNT		\$1.00 over the current one-unit conforming loan limit based on the subject property county											
FEE THRESHOLDS		All loan must be Safe Harbor QM (APR/APOR spread not equal to or greater than 1.5%) except interest only loans.											
RATE & TERM		Follow AUS											
CASH-OUT		Follow AUS, unless otherwise specified Non-TILA loans - Business Purpose & Occupancy Affidavit require											
PROPERTY LISTING		Follow AUS											
BORROWERS		Ineligible - Borrowers with only ITIN, Irrevocable Trusts, Borrowers party to a lawsuit, Borrowers with Diplomatic Immunity & Foreign Nationals.											
CO-BORROWERS		Follow AUS											
FTHB		A borrower who has not had ownership interest in the a property within the last 3 years from the date of application. PR Only, MAX LTV/CLTV 80%, MAX LN AMT \$2.0MM.											
TRUSTS		Follow AUS											
INCOME		Follow AUS for documenting employment and income											
DTI		Refer to program specific matrix for allowable DTI.											

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<b>SUBORDINATE FINANCING</b>	<p>Follow AUS</p> <p>The CLTV to be calculated using the unpaid principal balance on all closed-end subordinate financing and the full amount of any HELOCs (whether funds have been drawn or not).</p> <p>Shared appreciation loans not permitted.</p>	
<b>FINANCED PROPERTIES</b>	Multiple financed properties – follow AUS	
<b>PROPERTY TYPES</b>	<b>Eligible</b>	Single Family, 2-4 Unit, PUD, Condo (Warrantable)
	<b>Ineligible</b>	Manufactured homes, mobile homes, co-ops, unique properties, working farms, log homes, condo hotels, Mixed Use, Agricultural, agricultural/residential zoned properties, rural zoned or properties >20 acres. Non-warrantable condo, unless otherwise stated.
<b>APPRAISALS</b>	<ul style="list-style-type: none"> <li>FNMA 2075/FHLMC 2070 not allowed in lieu of an appraisal. Property Inspection Waiver (PIW)/Value Acceptance, value acceptance + property data and hybrid appraisals are not allowed.</li> <li>Two full appraisals are required for loan amounts &gt; \$2,000,000.</li> <li>Appraisal transfers or appraisals assigned from another lender are not acceptable.</li> </ul>	
<b>APPRAISAL REVIEW</b>	<ul style="list-style-type: none"> <li>CDA required on all loans with a CU score &gt;2.5. CDA is not required with 2 full appraisals.</li> <li>CDA more than 10% below appraised value a field review may be ordered. Field review must support appraised value within 10%.</li> <li>Age of Review cannot be &gt;120 from the Note date.</li> <li>All discrepancies between the appraisal and desk review must be reconciled.</li> </ul>	
<b>DECLINING MARKETS</b>	Appraiser indicated declining market, reduce LTV/CLTV 10%	
<b>CREDIT</b>	Follow AUS   All borrowers must have a MIN of 2 FICO scores.	
<b>HOUSING HISTORY</b>	0x30x2412 & 0x60x24 Canceled checks if private   Rent Free allowed with satisfactory letter of explanation from whom they are residing.	
<b>PREVIOUS FORBEARANCE</b>	Forbearance exited/completed MIN 24 Mo. Payment history must reflect 0x30x2412 & 0x60x24 since exiting the forbearance.	
<b>LIENS, JUDGEMENTS &amp; COLLECTIONS</b>	<p>All items affecting title must be paid.</p> <p>Collection/charge-off accounts individual accounts &lt;\$1,000 or in aggregate &lt;\$2,500 may remain open.</p>	
<b>BUSINESS ASSETS</b>	Permitted with a letter from CPA confirming the withdrawal will not have a negative impact on the business.	
<b>4506-C</b>	Signed 4506-C form required for all borrowers. Tax transcripts are required for all income used to qualify. Wage transcripts acceptable for W2 & 1099 borrowers.	
<b>AGE OF DOCUMENTS</b>	Follow AUS	
<b>FRAUD REPORT</b>	FraudGuard or similar must be included. The report should include a comparison of all participant names against industry watch and exclusionary lists such as OFAC.	
<b>ESCROW HOLDBACK</b>	Not permitted	
<b>STATES</b>	<p>Ineligible - TX 50 (a) (6) &amp; (a) (4), NY</p> <p>Investment Properties in Baltimore City, MD, Brooklyn, NY, Bergen County, NJ, Essex County, NJ, Orange County NY, Rockland County, NY</p>	

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LUX AUS Y													
Occupancy	Units	PURCHASE/RATE & TERM					UNITS	CASH-OUT					
		MAX Loan Amount	MAX LTV/CLTV	MIN FICO	MAX DTI	Reserves		MAX Loan Amount	MAX LTV/CLTV	MIN FICO	MAX DTI	Reserves	MAX CASH-OUT
Primary Residence	1	\$1.0MM	80%	660	49.99%	6	1	\$1.0MM	80%	720	49.99%	6	\$350K
		\$1.5MM	80%	660	49.99%	9		\$1.0MM	75%	660	49.99%	6	\$350K
		\$2.0MM	80%	720	49.99%	9		\$1.5MM	80%	720	49.99%	9	\$350K
		\$2.0MM	75%	680	49.99%	9		\$1.5MM	70%	680	49.99%	9	\$350K
		\$2.0MM	65%	660	49.99%	9		\$1.5MM	55%	660	49.99%	9	\$350K
		\$2.5MM	80%	720	49.99%	12		\$2.0MM	80%	720	49.99%	9	\$500K
		\$3.0MM	80%	740	49.99%	12		\$2.0MM	55%	660	49.99%	9	\$500K
	2	\$1.0MM	80%	660	49.99%	12	2	\$1.0MM	70%	680	49.99%	12	\$350K
		\$1.5MM	65%	660	49.99%	12		\$1.5MM	55%	660	49.99%	12	\$350K
		\$2.0MM	60%	660	49.99%	12							
Second Home	1	\$1.0MM	80%	660	49.99%	9	1	\$1.0MM	75%	700	49.99%	9	\$350K
		\$1.5MM	70%	680	49.99%	9		\$1.5MM	75%	740	49.99%	9	\$350K
		\$2.0MM	80%	720	49.99%	9		\$1.5MM	65%	700	49.99%	9	\$350K
		\$2.0MM	55%	700	49.99%	9		\$2.0MM	75%	740	49.99%	9	\$500K
		\$2.5MM	80%	720	49.99%	12							
		\$3.0MM	80%	740	49.99%	12							
Investment	1-4	\$1.0MM	70%	680	49.99%	12	1-4	\$1.0MM	65%	680	49.99%	12	\$350K
		\$1.5MM	65%	680	49.99%	12		\$1.5MM	60%	720	49.99%	12	\$350K
ALL PROGRAM REQUIREMENTS LISTED IN LUX N MUST BE MET UNLESS OTHERWISE SPECIFIED HERE.													
MIN LOAN AMOUNT		\$400K											
INTEREST ONLY		Ineligible											
NW CONDO		Non-Warrantable Condo - Primary Residence Only   30 Year fixed fully amortizing   10% LTV Reduction required											

# LUX AUS JUMBO SUITE

December 31, 2025

LUX AUS S													
Occupancy	Units	PURCHASE/RATE & TERM					Units	CASH-OUT					
		MAX Loan Amount	MAX LTV/CLTV	MIN FICO	MAX DTI	Reserves		MAX Loan Amount	MAX LTV/CLTV	MIN FICO	MAX DTI	Reserves	MAX CASH-OUT
Primary Residence	1-4	\$1.0MM	90% <sup>1</sup>	700	50%	6	1	\$1.0MM	80%	680	50%	AUS	AUS
		\$1.0MM	85%	680	50%	6		\$1.5MM	75%	700	50%	3	AUS
		\$1.0MM	80%	660	50%	AUS		\$2.0MM	70%	700	50%	3	AUS
		\$1.5MM	90% <sup>1</sup>	700	50%	6							
		\$1.5MM	85%	680	50%	6							
		\$1.5MM	80%	660	50%	3		2-4	\$1.0MM	75%	680	50%	AUS
		\$2.0MM	85%	700	50%	6	\$1.5MM		75%	700	50%	3	AUS
		\$2.0MM	80%	720	50%	3	\$2.0MM		70%	700	50%	3	AUS
		\$2.5MM	80%	720	50%	6							
		\$3.0MM	75%	740	50%	6							
		\$3.5MM	70%	740	50%	12							
		Second Home	1	\$1.0MM	80%	680	50%	AUS	1	\$1.0MM	75% <sup>2</sup>	700 <sup>3</sup>	50%
\$1.5MM	80%			680	50%	3	\$1.5MM	70% <sup>2</sup>		720	50%	3	AUS
\$2.0MM	75%			700	50%	3							
Investment	1-4	\$1.0MM	75%	700	50%	AUS	1-4	\$1.0MM	60%	700 <sup>3</sup>	50%	AUS	AUS
		\$1.5MM	75%	700	50%	3		\$1.5MM	60%	700 <sup>3</sup>	50%	3	AUS
		\$2.0MM	70%	700	50%	3							
<sup>1</sup> MAX LTV/CLTV 85% for rate and term refinance							<sup>3</sup> MIN FICO 720 for Condo						
<sup>2</sup> MAX LTV/CLTV 65% for condo													
ALL PROGRAM REQUIREMENTS LISTED IN LUX N MUST BE MET UNLESS OTHERWISE SPECIFIED HERE.													
TERMS – INELIGIBLE		15 year fixed, ARMs and I/O											
MIN LOAN AMOUNT		\$400K											
STATE EXCLUSIONS		NY, ND											
WARRANTABLE CONDO		MAX LTV/CLTV 85%											
NW CONDO		Non-Warrantable Condo – Not Permitted											

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December 31, 2025

LUX AUS I													
Primary Residence	Units	PURCHASE/RATE & TERM					Units	CASH-OUT					
		MAX Loan Amount	MAX LTV/CLTV	MIN FICO	MAX DTI	RESERVES		MAX Loan Amount	MAX LTV/CLTV	MIN FICO	MAX DTI	RESERVES	MAX Cash-Out
	1	\$2.5MM	89.99%	740	45%	6	1	\$2.0MM	75%	700	45%	9	\$300K
		\$2.5MM	80%	700	45%	6		\$2.0MM	65%	700	45%	9	\$500K
		\$3.0MM	70%	700	45%	12		\$2.5MM	65%	700	45%	9	\$300K
								\$2.5MM	55%	700	45%	9	\$500K
	2-4	\$3.0MM	70%	700	45%	12	2-4	\$2.5MM	65%	700	45%	9	\$300K
						\$2.5MM		55%	700	45%	9	\$500K	
Second Home	1	\$2.5MM	80%	700	45%	9	1	\$2.0MM	75%	700	45%	9	\$300K
								\$2.0MM	65%	700	45%	9	\$500K
								\$2.5MM	65%	700	45%	9	\$300K
								\$2.5MM	55%	700	45%	9	\$500K
Investment Properties	1	\$1.5MM	80%	700	45%	12	1						
		\$2.0MM	70%	700	45%	12							
	2-4	\$2.5MM	70%	700	45%	12	2-4						
ALL PROGRAM REQUIREMENTS LISTED IN LUX N MUST BE MET UNLESS OTHERWISE SPECIFIED HERE.													
TERMS – INELIGIBLE		ARM and I/O											
MIN LOAN AMOUNT		\$1.00 over 1-unit Conforming loan limit, <i>regardless</i> of property county or number of units											
BORROWERS		Non-permanent resident aliens are eligible											
NW CONDO		Non-Warrantable Condo - Not permitted											

# LUX AUS JUMBO SUITE

December 31, 2025

LUX AUS A													
Occupancy	Units	PURCHASE/RATE & TERM					Units	CASH-OUT					
		MAX Loan Amount	MAX LTV/CLTV	MIN FICO	MAX DTI	Reserves		MAX Loan Amount	MAX LTV/CLTV	MIN FICO	MAX DTI	Reserves	MAX Cash-Out
Primary Residence	1	\$1.5MM	80%	700	45%	6	1	\$1.5MM	75%	700	45%	6	\$500K
		\$1.5MM	70%	680	45%	6		\$2.0MM	50%	720	40%	9	\$500K
		\$2.0MM	80%	720	45%	9							
		\$2.5MM	70%	720	45%	24							
	2	\$1.5MM	80%	700	45%	6	2	\$1.5MM	75%	700	45%	6	\$500K
		\$1.5MM	70%	680	45%	6							
	3-4	\$1.0MM	80%	700	45%	6	3-4	\$1.0MM	75%	700	45%	6	\$500K
		\$1.0MM	70%	680	45%	6							
Second Home	1	\$1.5MM	80%	720	45%	6	1	\$1.5MM	70%	700	40%	6	\$500K
		\$1.5MM	65%	680	45%	6							
		\$2.0MM	70%	720	45%	9							
ALL PROGRAM REQUIREMENTS LISTED IN LUX N MUST BE MET UNLESS OTHERWISE SPECIFIED HERE.													
MIN LOAN AMOUNT		\$1.00 over 1-unit Conforming loan limit, <b>regardless</b> of property county or number of units											
BORROWERS		Non-permanent resident aliens are not eligible											
STATE EXCLUSIONS		ME   TX cash-out refinance not permitted											
NW CONDO		Non-Warrantable Condo’s - Not permitted											
INTERST ONLY		Ineligible											