

**JUMBO FIXED ARM MATRIX**  
(Full and Alt Doc)

**Full Doc**

Purchase and Rate & Term Refi 1,3,4,5,6,9						Cash Out 1,3,4,5,6,7,8,9					
Occupancy	LTV	CLTV	HCLTV1	Fico	Max Loan Amount	Occupancy	LTV	CLTV	HCLTV 1	Fico	Max Loan Amount
Primary						Primary					
1-2 Unit	80	80	N/A	720	\$2,000,000	1-2 Unit	80	80	N/A	720	\$1,500,000
1-2 Unit	80	80	N/A	700	\$1,000,000	1-2 Unit	80	80	N/A	700	\$1,000,000
3-4 Unit	70	70	N/A	720	\$1,500,000						
3-4 Unit	70	70	N/A	700	\$1,000,000						
Second Home											
1 Unit	65	65	N/A	740	\$1,000,000						

- Condo's Limited to max loan amount of \$1,000,000\*\*\*
- Second Home transactions are not required to be submitted to the Declining Market Portal tool and are not eligible for a market upgrade
- If the Declining Market Portal delivers an A market designation, but the appraiser indicates the subject property is located in a submarket that is declining, the A market must be downgraded to a B market reducing the LTV/CLTV by 5%

**4. LOAN DECLINING MARKET INDICATOR MUST BE RAN FOR ALL JUMBO LOANS**

**WHOLESALE: CONTACT YOUR LOAN COORDINATOR & RETAIL: CONTACT YOUR OPS MANAGER OR UNDERWRITER**

If the Declining Market Portal delivers B, C or D market and the appraiser indicates the subject property is located in a submarket, which is declining, no further LTV/CLTV downgrade required.

**5. Declining Market Maximum LTV/CLTV**

- \*B Market: Reduce Max LTV/CLTV by 5%
- \*C Market: Reduce Max LTV/CLTV by 10%
- \*D Market: Reduce Max LTV/CLTV by 15%

**6. (A) Maximum Market Upgrade of 5% LTV/CLTV permitted based on all credit guidelines below:**

- \* Minimum 720 Fico
- \* Maximum DTI 40%

\* Single Family **Primary** Residence, PUD, Modular Home, Pre-cut Home, Panelized Home and Site Condominiums **(multifamily not permitted)**  
\* Purchase and Rate/Term only

**\* Two Full Appraisals if loan amount is > \$1.5 million**

- \* Full Amortization
- \* Maximum Combined Loan Amount \$2 million

**(B) Maximum Market Upgrade of 10% LTV/CLTV permitted for D Markets Only, based on all credit guidelines below**

- \* Minimum 740 Fico
- \* Maximum DTI 40%
- \* Single Family **Primary** Residence, PUD, Modular Home, Pre-cut Home, Panelized Home and Site Condominiums **(multifamily not permitted)**  
\* Purchase and Rate/Term only
- \* Two Full Appraisals if loan amount is > \$1.5 million
- \* Full Amortization
- \* Maximum Combined Loan Amount \$2 million

**7. Cash Out Limits:**

- \* Primary Residence: **Max Cash Out for >65 and ≤ 80 LTV/CLTV is \$250,000**
- \* 1-2 Units (Includes Site Condominiums-1 unit and PUD): **Max Cash Out for ≤ 65 LTV/CLTV is \$350,000**

**8. Cash Out Transactions are ineligible for Market Upgrade**

**9. PBM PRE-REGISTRATION FORM MUST BE COMPLETED PRIOR LOAN SUBMISSION, APPRAISAL ORDER & LOCK**

**Product Codes**

30 Yr Fixed	JF30G
15 Yr Fixed	JF15G
5 Yr Arm	JA51G
7 Yr Arm	JA71G
10 Yr Arm	JA101G

