## **Jumbo Express Program Matrices**



	EPM Jumbo Express 1 Program Matrix													
	DU/LPA Approve/Accept Ineligible Due Only to Loan Amount													
	FULLY AMORTIZING AND INTEREST ONLY <sup>1</sup>													
	Purchase/Rate & Term Refinance									sh-Out Refin	ance			
Occupancy	Number of Units	Maximum Loan Amount	Maximum LTV/CLTV	Minimum Credit Score	Maximum DTI	Minimum Reserves	Occupancy	Number of Units	Maximum Loan Amount	Maximum LTV/CLTV	Minimum Credit Score	Maximum DTI	Minimum Reserves	Maximum Cash-Out
		\$2,000,000	89.99%	680	50%	AUS			\$2,000,000	80%	680	50%	AUS	AUS
	1-4 Units	\$2,000,000	80%	660	50%	AUS		1 Unit	\$3,000,000	80%	740	Minimum Credit Score         Maximum DTI         Minimum Reserves         Maximum Cash-           680         50%         AUS         AU           740         50%         AUS         AU           680         50%         AUS         AU           740         50%         AUS         AU           680         50%         AUS         AU           740         50%         AUS         AU           680         50%         AUS         AU           680         50%         AUS         AU           680         50%         AUS         AU           680         50%         AUS         AU	AUS	
Primary	1-4 011103	\$3,000,000	80%	700	50%	AUS	Primary	1 Offic						
1 Timary		\$3,500,000	80%	740	50%	AUS	1 Timal y							
							MORTIZING AND INTEREST O  Mores  Occupancy  Numbers  Primary  Second Home  NOO	2 - 4 Units	\$2,000,000	75%	680	50%	AUS	AUS
								2 - 4 Offics	\$3,000,000	75%	740	50%	AUS	AUS
		\$2,000,000	89.99%	680	50%	AUS		9	\$2,000,000	75%	680	50%	AUS	AUS
Second Home	1 Unit	\$2,000,000	80%	660	50%	AUS	Cocond Homo	1 Unit	\$3,000,000	75%	740	50%	AUS	AUS
Second Home	1 Ollic	\$3,000,000	80%	700	50%	AUS	Second Home	1 Offic						
		\$3,500,000	80%	740	50%	AUS								
		\$2,000,000	80%	680	50%	AUS			\$2,000,000	75%	680	50%	AUS	AUS
	1 Unit	\$2,000,000	70%	660	50%	AUS		1 Unit	\$3,000,000	70%	740	50%	AUS	AUS
NOO		\$3,000,000	75%	720	50%	AUS	NOO							
NOO		\$2,000,000	75%	680	50%	AUS	NOO		\$2,000,000	70%	680	50%	AUS	AUS
	2 - 4 Units	\$2,000,000	70%	660	50%	AUS		2- 4 Units	\$3,000,000	70%	Minimum Credit Score         Maximum DTI         Minimum Reserves           680         50%         AUS           740         50%         AUS           680         50%         AUS           740         50%         AUS           740         50%         AUS           740         50%         AUS           740         50%         AUS           680         50%         AUS           740         50%         AUS           680         50%         AUS           680         50%         AUS	AUS		
		\$3,000,000	75%	720	50%	AUS								

<sup>1</sup>Fixed Rate 30-year term (10 Year I/O, qualified using payment based on 20-year amortization including the principal component of the payment). Not allowed for First-Time Homebuyers. Reduce maximum LTV/CLTV by Maximum LTV/CLTV 80%.

5%. Maximum LTV/CLTV 80%.	
Products	-15 and 30 Year Fixed Fully Amortizing
	-30 (10/20) Year Fixed Interest Only
	-5/6, 7/6 and 10/6 ARM 30 Year Fully Amortizing
Minimum Loan Amount	\$1 over the current Agency loan limit based on the subject property county and number of units.
State Restrictions	None
Non-Permanent Resident Aliens	Allowed with no restrictions
Warrantable Condominiums	Allowed with no restrictions
Non-Warrantable Condominiums	Not Allowed
Cooperatives	Allowed with no restrictions

						EPM Jumbo Ex	xpress 2 Program M	atrix						
			1	OU/LPA Appro	ve/Accept Eli			t Ineligible Due On	ly to Loan Am	ount				
						FUI	LLY AMORTIZING							
	P	Cash-Out Refinance												
Occupancy	Number of Units	Maximum Loan Amount	Maximum LTV/CLTV	Minimum Credit Score	Maximum DTI	Minimum Reserves	Occupancy	Number of Units	Maximum Loan Amount	Maximum LTV/CLTV	Minimum Credit Score	Maximum DTI	Minimum Reserves	Maximum Cash-Out
		\$1,000,000	80%	660	49.99%	6			\$1,000,000	80%	720	49.99%	6	\$350,000
		\$1,500,000	80%	660	49.99%	9			\$1,000,000	75%	660	49.99%	6	\$350,000
		\$2,000,000	80%	720	49.99%	9			\$1,500,000	80%	720	49.99%	9	\$350,000
	1 Unit	\$2,000,000	75%	680	49.99%	9		1 Unit	\$1,500,000	70%	680	49.99%	9	\$350,000
		\$2,000,000	65%	660	49.99%	9			\$1,500,000	55%	660	49.99%	9	\$350,000
Primary		\$2,500,000	80%	720	49.99%	12	Primary		\$2,000,000	80%	720	49.99%	9	\$500,000
		\$3,000,000	80%	740	49.99%	12			\$2,000,000	55%	660	49.99%	9	\$500,000
		\$1,000,000	80%	660	49.99%	12		_ I	\$1,000,000	70%	680	49.99%	12	\$350,000
	2 Units	\$1,500,000	65%	660	49.99%	12			\$1,500,000	55%	660	49.99%	12	\$350,000
	-	\$2,000,000	60%	660	49.99%	12								
		\$1,000,000	80%	660	49.99%	9	Second Home	1 Unit	\$1,000,000	75%	700	49.99%	9	\$350,000
		\$1,500,000	70%	680	49.99%	9			\$1,500,000	75%	740	49.99%	9	\$350,000
Second Home	1 Unit	\$2,000,000	80%	720	49.99%	9			\$1,500,000	65%	700	49.99%	9	\$350,000
Second Home	1 Ollic	\$2,000,000	55%	700	49.99%	9			\$2,000,000	75%	740	49.99%	9	\$500,000
		\$2,500,000	80%	720	49.99%	12								
		\$3,000,000	80%	740	49.99%	12								
NOO	1-4 Units	\$1,000,000	70%	680	49.99%	12	NOO	1-4 Units	\$1,000,000	65%	680	49.99%	12	\$350,000
NOO	1-4 Ullics	\$1,500,000	65%	680	49.99%	12	NOO	1-4 011103	\$1,500,000	60%	720	49.99%	12	\$350,000
Products		-15 and 30 Year Fixed Fully Amortizing -5/6, 7/6 and 10/6 ARM 30 Year Fully Amortizing												
Minimum Loan A		\$400,000	· · · · · · · · · · · · · · · · · · ·											
State Restriction	_	None												
Non-Permanent	Resident Aliens	Allowed with I												
Warrantable Con	dominiums	Allowed with 1												
Non-Warrantable Condominiums		-30 Year Fixe	dence and Sec d Fully Amorti imum LTV/CL	,	1									
Cooperatives		Not Allowed		23 . 370										
Cosperatives		o c Amorred												



## EPM Jumbo Express 5 Program Matrix DU/LPA Approve/Accept Eligible or DU/LPA Approve/Accept Ineligible Due Only to Loan Amount **FULLY AMORTIZING** Purchase/Rate & Term Refinance Cash-Out Refinance Maximum Maximum Maximum Minimum Maximum Minimum Maximum Minimum Maximum Minimum Maximum Occupancy Number of Units Loan Occupancy Number of Units Loan LTV/CLTV Credit Score DTI Reserves LTV/CLTV Credit Score DTI Cash-Out Reserves Amount Amount \$1,000,000 50% \$1,000,000 80% 660 AUS 80% 680 50% AUS AUS \$1,500,000 50% 6 90%<sup>1</sup> 700 \$1,500,000 75% 700 50% 3 AUS \$1,500,000 85% 680 50% 6 \$2,000,000 70% 700 50% AUS 660 50% \$1,500,000 80% 3 1-4 Units 1 Unit \$2,000,000 85% 700 50% 6 \$2,000,000 80% 720 50% 3 Primary Primary \$2,500,000 80% 720 50% 6 \$3,000,000 75% 740 50% 6 740 50% 12 \$3,500,000 70% \$1,000,000 75% 680 50% AUS AUS 2 - 4 Units \$1,500,000 75% 700 50% 3 AUS 700 \$2,000,000 70% 50% 3 AUS \$1,000,000 80% 680 50% AUS \$1,000,000 75%<sup>2</sup> 700<sup>3</sup> 50% AUS AUS \$1,500,000 80% 680 50% 3 \$1,500,000 70%<sup>2</sup> 50% 3 AUS Second Home 1 Unit Second Home 1 Unit 720 \$2,000,000 75% 700 50% 3 700 \$1,000,000 75% 50% AUS \$1,000,000 60% $700^{3}$ 50% AUS AUS NOO 1-4 Units \$1,500,000 75% 700 50% NOO 1-4 Units \$1,500,000 60% 50% AUS $700^{3}$ \$2,000,000 70% 700 50% 3 Maximum LTV/CLTV 85% for Rate & Term Refinance. <sup>2</sup>Maximum LTV/CLTV 65% for Condominiums. <sup>3</sup>Minimum credit score 720 for Condominiums, Products -30 Year Fixed Fully Amortizing -5/6, 7/6 and 10/6 ARM 30 Year Fully Amortizing \$400,000 Minimum Loan Amount New York and North Dakota: Not Allowed State Restrictions Non-Permanent Resident Aliens Allowed with no restrictions Maximum LTV/CLTV 85% Warrantable Condominiums Not Allowed Non-Warrantable Condominiums Cooperatives Not Allowed

						EPM Jumbo Ex	xpress 6 Program M	atrix						
				DU/LPA Appro	ve/Accept Eli	•		t Ineligible Due On	ly to Loan Am	ount				
			C T D C			FU	LLY AMORTIZING			10100				
	Purchase/Rate & Term Refinance									ash-Out Refin	ance			
Occupancy	Number of Units	Maximum Loan Amount	Maximum LTV/CLTV	Minimum Credit Score	Maximum DTI	Minimum Reserves	Occupancy	Number of Units	Maximum Loan Amount	Maximum LTV/CLTV	Minimum Credit Score	Maximum DTI	Minimum Reserves	Maximum Cash-Out
		\$2,500,000	89.99%	740	45%	6			\$2,000,000	75%	700	45%	9	\$300,000
	1 Unit	\$2,500,000	80%	700	45%	6		1 Unit	\$2,000,000	65%	700	Ainimum dit Score         Maximum DTI         Minimum Reserves         Maximum Ca           700         45%         9         \$3           700         45%         9         \$5           700         45%         9         \$5           700         45%         9         \$3           700         45%         9         \$3           700         45%         9         \$3           700         45%         9         \$3           700         45%         9         \$3           700         45%         9         \$5           700         45%         9         \$3           700         45%         9         \$3           700         45%         9         \$3	\$500,000	
Primary	1 Ollic	\$3,000,000	70%	700	45%	12	Primary	1 Offic	\$2,500,000	65%	5% 700 45% 9 \$500,0	\$300,000		
1 Timal y							1 Tilliary		\$2,500,000	55%		\$500,000		
	2 - 4 Units	\$3,000,000	70%	700	45%	12		2 - 4 Units	\$2,500,000	65%	700	45%	9	\$300,000
	Z - 4 Offics						<b>-</b>	Z - 4 Offics	\$2,500,000	55%	700	45%	9	\$500,000
		\$2,500,000	80%	700	45%	9			\$2,000,000	75%	700	45%	9	\$300,000
Second Home	1 Unit						Socond Homo	1 Unit	\$2,000,000	65%	700	45% 9 55 45% 9 53 45% 9 \$5 45% 9 \$5	\$500,000	
Second Home	1 Ollic						Second Home	1 Unit \$2,500,000 \$2,500,000	\$2,500,000	65%	700	45%	9	\$300,000
									\$2,500,000	55%	700	45%	9	\$500,000
NOO	1 Unit	\$1,500,000	80%	700	45%	12	NOO	1 Unit						
NOO	1 Offic	\$2,000,000	70%	700	45%	12	NOO	1 Offic						
NOO	2 - 4 Units	\$2,500,000	70%	700	45%	12	NOO	2- 4 Units						
Products		15 and 30 Yea	ar Fixed Fully	Amortizing										
Minimum Loan A	Mount		urrent one-un	it conforming l	oan limit rega	rdless of the su	ibject property cou	nty or number of un	its.					
State Restriction	ns	None												
Non-Permanent	Resident Aliens	Allowed with r												
Warrantable Cor		Allowed with r	no restrictions	5										
Non-Warrantable	e Condominiums	Not Allowed												
Cooperatives		Second Home:	: Not Allowed											



							xpress 9 Program M							
				DU/LPA Appro	ve/Accept Eli	<u> </u>		t Ineligible Due On	ly to Loan Am	ount				
	P	urchase/Rate	& Term Refi	nance		FU	LLY AMORTIZING		C	ash-Out Refin	ance			
Occupancy	Number of Units	Maximum Loan Amount	Maximum LTV/CLTV	Minimum Credit Score	Maximum DTI	Minimum Reserves	Occupancy	Number of Units	Maximum Loan Amount	Maximum LTV/CLTV	Minimum Credit Score	Maximum DTI	Minimum Reserves	Maximum Cash-Out
		\$1,500,000	80%	700	45%	6			\$1,500,000	75%	700	45%	6	\$500,000
	1 Unit	\$1,500,000	70%	680	45%	6		1 Unit	\$2,000,000	50%	720	DTI Reserves C 00 45% 6 \$ 20 40% 9 \$ 00 45% 6 \$ 00 45% 6 \$	\$500,000	
	1 Onic	\$2,000,000	80%	720	45%	9		1 Onic						
Primary		\$2,500,000	70%	720	45%	24	Primary							
	2 Units	\$1,500,000	80%	700	45%	6		2 Units	\$1,500,000	75%	700	45%	6	\$500,000
	2 Offics	\$1,500,000	70%	680	45%	6								
	3 - 4 Units	\$1,000,000	80%	700	45%	6		3 - 4 Units	\$1,000,000	75%	700	45%	6	\$500,000
		\$1,000,000	70%	680	45%	6			\$4 F00 000	700/	700	100/		<b>\$500.000</b>
		\$1,500,000	80%	720	45%	6		1 Unit \$1,500,000	70%	700	40%	6	\$500,000	
Second Home	1 Unit	\$1,500,000	65%	680	45%	6	Second Home							
		\$2,000,000	70%	720	45%	9								
NOO							NOO							
Products		-15 and 30 Ye -5/6, 7/6 and	,	Amortizing Year Fully Am	ortizing									
Minimum Loan A	mount	\$1 over the cu	urrent one-un	it conforming l	oan limit rega	rdless of the su	ubject property cou	nty or number of un	its.					
State Restriction	ns	-Maine: Not A	llowed											
		-Texas: Cash-	Out Refinance	es Not Allowed										
Non-Permanent	Resident Aliens	Not Allowed												
Warrantable Cor	Idominianis	Allowed with no restrictions												
Non-Warrantable	Condominiums	Not Allowed												
Cooperatives		Not Allowed												

