

# Jumbo Express Program Matrices



EPM Jumbo Express 1 Program Matrix														
DU/LPA Approve/Accept Ineligible Due Only to Loan Amount														
FULLY AMORTIZING AND INTEREST ONLY¹														
Purchase/Rate & Term Refinance							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
Primary	1-4 Units	\$2,000,000	89.99%	680	50%	AUS	Primary	1 Unit	\$2,000,000	80%	680	50%	AUS	AUS
		\$2,000,000	80%	660	50%	AUS			\$3,000,000	80%	740	50%	AUS	AUS
		\$3,000,000	80%	700	50%	AUS								
		\$3,500,000	80%	740	50%	AUS								
								2 - 4 Units	\$2,000,000	75%	680	50%	AUS	AUS
					\$3,000,000	75%	740		50%	AUS	AUS			
Second Home	1 Unit	\$2,000,000	89.99%	680	50%	AUS	Second Home	1 Unit	\$2,000,000	75%	680	50%	AUS	AUS
		\$2,000,000	80%	660	50%	AUS			\$3,000,000	75%	740	50%	AUS	AUS
		\$3,000,000	80%	700	50%	AUS								
		\$3,500,000	80%	740	50%	AUS								
NOO	1 Unit	\$2,000,000	80%	680	50%	AUS	NOO	1 Unit	\$2,000,000	75%	680	50%	AUS	AUS
		\$2,000,000	70%	660	50%	AUS			\$3,000,000	70%	740	50%	AUS	AUS
		\$3,000,000	75%	720	50%	AUS								
	2 - 4 Units	\$2,000,000	75%	680	50%	AUS		2- 4 Units	\$2,000,000	70%	680	50%	AUS	AUS
		\$2,000,000	70%	660	50%	AUS			\$3,000,000	70%	740	50%	AUS	AUS
		\$3,000,000	75%	720	50%	AUS								

¹Fixed 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 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

<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 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 Express 2 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							
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
Primary	1 Unit	\$1,000,000	80%	660	49.99%	6	Primary	1 Unit	\$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
		\$2,000,000	75%	680	49.99%	9			\$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
		\$2,500,000	80%	720	49.99%	12			\$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
	2 Units	\$1,000,000	80%	660	49.99%	12		2 Units	\$1,000,000	70%	680	49.99%	12	\$350,000
		\$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								
Second Home	1 Unit	\$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
		\$2,000,000	80%	720	49.99%	9			\$1,500,000	65%	700	49.99%	9	\$350,000
		\$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
		\$1,500,000	65%	680	49.99%	12			\$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 Amount		\$400,000												
State Restrictions		None												
Non-Permanent Resident Aliens		Allowed with no restrictions												
Warrantable Condominiums		Allowed with no restrictions												
Non-Warrantable Condominiums		-Primary Residence and Second Home Only -30 Year Fixed Fully Amortizing Only -Reduce maximum LTV/CLTV by 10%												
Cooperatives		Not Allowed												



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							
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
Primary	1-4 Units	\$1,000,000	80%	660	50%	AUS	Primary	1 Unit	\$1,000,000	80%	680	50%	AUS	AUS
		\$1,500,000	90% <sup>1</sup>	700	50%	6			\$1,500,000	75%	700	50%	3	AUS
		\$1,500,000	85%	680	50%	6			\$2,000,000	70%	700	50%	3	AUS
		\$1,500,000	80%	660	50%	3								
		\$2,000,000	85%	700	50%	6								
		\$2,000,000	80%	720	50%	3								
		\$2,500,000	80%	720	50%	6								
		\$3,000,000	75%	740	50%	6								
		\$3,500,000	70%	740	50%	12								
								2 - 4 Units	\$1,000,000	75%	680	50%	AUS	AUS
							\$1,500,000		75%	700	50%	3	AUS	
							\$2,000,000		70%	700	50%	3	AUS	
Second Home	1 Unit	\$1,000,000	80%	680	50%	AUS	Second Home	1 Unit	\$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>	720	50%	3	AUS
		\$2,000,000	75%	700	50%	3								
NOO	1-4 Units	\$1,000,000	75%	700	50%	AUS	NOO	1-4 Units	\$1,000,000	60%	700 <sup>3</sup>	50%	AUS	AUS
		\$1,500,000	75%	700	50%	3			\$1,500,000	60%	700 <sup>3</sup>	50%	3	AUS
		\$2,000,000	70%	700	50%	3								
<sup>1</sup> 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												
Minimum Loan Amount		\$400,000												
State Restrictions		New York and North Dakota: Not Allowed												
Non-Permanent Resident Aliens		Allowed with no restrictions												
Warrantable Condominiums		Maximum LTV/CLTV 85%												
Non-Warrantable Condominiums		Not Allowed												
Cooperatives		Not Allowed												



EPM Jumbo Express 6 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							
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
Primary	1 Unit	\$2,500,000	89.99%	740	45%	6	Primary	1 Unit	\$2,000,000	75%	700	45%	9	\$300,000
		\$2,500,000	80%	700	45%	6			\$2,000,000	65%	700	45%	9	\$500,000
		\$3,000,000	70%	700	45%	12			\$2,500,000	65%	700	45%	9	\$300,000
									\$2,500,000	55%	700	45%	9	\$500,000
	2 - 4 Units	\$3,000,000	70%	700	45%	12		2 - 4 Units	\$2,500,000	65%	700	45%	9	\$300,000
									\$2,500,000	55%	700	45%	9	\$500,000
Second Home	1 Unit	\$2,500,000	80%	700	45%	9	Second Home	1 Unit	\$2,000,000	75%	700	45%	9	\$300,000
									\$2,000,000	65%	700	45%	9	\$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						
		\$2,000,000	70%	700	45%	12								
NOO	2 - 4 Units	\$2,500,000	70%	700	45%	12	NOO	2- 4 Units						
Products		15 and 30 Year Fixed Fully Amortizing												
Minimum Loan Amount		\$1 over the current one-unit conforming loan limit regardless of the subject property county or 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		Second Home: Not Allowed												



EPM Jumbo Express 9 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							
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
Primary	1 Unit	\$1,500,000	80%	700	45%	6	Primary	1 Unit	\$1,500,000	75%	700	45%	6	\$500,000
		\$1,500,000	70%	680	45%	6			\$2,000,000	50%	720	40%	9	\$500,000
		\$2,000,000	80%	720	45%	9								
		\$2,500,000	70%	720	45%	24								
	2 Units	\$1,500,000	80%	700	45%	6		2 Units	\$1,500,000	75%	700	45%	6	\$500,000
		\$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								
Second Home	1 Unit	\$1,500,000	80%	720	45%	6	Second Home	1 Unit	\$1,500,000	70%	700	40%	6	\$500,000
		\$1,500,000	65%	680	45%	6								
		\$2,000,000	70%	720	45%	9								
NOO							NOO							
Products		-15 and 30 Year Fixed Fully Amortizing -5/6, 7/6 and 10/6 ARM 30 Year Fully Amortizing												
Minimum Loan Amount		\$1 over the current one-unit conforming loan limit regardless of the subject property county or number of units.												
State Restrictions		-Maine: Not Allowed -Texas: Cash-Out Refinances Not Allowed												
Non-Permanent Resident Aliens		Not Allowed												
Warrantable Condominiums		Allowed with no restrictions												
Non-Warrantable Condominiums		Not Allowed												
Cooperatives		Not Allowed												