



**MWF JUMBO M NON-CONFORMING ARM 5/6M, 7/6M, 106M**

This information is not intended or authorized for consumer use. Credit and collateral are subject to approval. Terms and conditions may apply. This is not a commitment to lend.

**Jumbo M Non-Conforming ARM 5/6M, 7/6M, 10/6M**

Program Codes: JA5SM, JA7SM, JA10SM

(Minimum loan amount is \$400,000)

Fully Amortizing ARM						
Property Type	Transaction Type	Maximum Loan Amount <sup>2</sup>	Max LTV/CLTV <sup>1</sup>	Max DTI	Min FICO Score	Max Cashout
<b>Primary</b>						
1 Unit	Purchase Rate/Term Refi	\$3,000,000	80%/80%	45%	740	N/A
		\$2,500,000				
		\$2,000,000				
		\$1,500,000				
		\$1,000,000				
		\$1,000,000	70%/70%	40%	700	
1 Unit	Cash-out Refi	\$3,000,000	65%/65%	45%	760	\$500,000
		\$2,500,000				
		\$2,000,000				
		\$1,500,000				
		\$1,000,000			740	
			720			



**MWF JUMBO M NON-CONFORMING ARM 5/6M, 7/6M, 106M**

This information is not intended or authorized for consumer use. Credit and collateral are subject to approval. Terms and conditions may apply. This is not a commitment to lend.

Fully Amortizing ARM						
Property Type	Transaction Type	Maximum Loan Amount <sup>2</sup>	Max LTV/CLTV	Max DTI	Min FICO Score	Max Cashout
First Time Homebuyers						
1 Unit	Purchase	\$1,250,000	80%/80%	45%	720	NA
		\$1,000,000				
		\$1,000,000	70%/70%	40%	700	

<sup>1</sup>New Subordinate Financing allowed up to maximum CLTV. Must conform to Agency requirements. The CLTV should be calculated using the unpaid principal balance on all closed-end subordinate financing and the FULL amount of any HELOCs (whether or not funds have been drawn).

<sup>2</sup>If the loan amount is ≤ \$1,000,000 follow AUS reserve requirements. If the loan amount is > \$1,000,000 follow the greater of (1) AUS reserve requirement or (2) Jumbo Express reserves requirement noted in the Reserves section below.

**General Overlay:** See the Third-Party Appraisal Review section in the [Jumbo M ARMs Guide](#) for more information on an appraisal desk review required for each loan regardless of the collateral underwriter score. Loans submitted with a score of 2.5 or less are not exempt from this requirement. In addition, if the desk review produces a negative variance of >5% and ≤10% to the appraised value and the LTV is >75%, the loan is ineligible for purchase; however, there is an option to order a field review to support the appraised value. If the field review also produces a negative variance on >5% and ≤10% to the appraised value, the loan will remain ineligible for purchase if the LTV is ≥ 80% based on the field review value.



**MWF JUMBO M NON-CONFORMING ARM**

This information is not intended or authorized for consumer use. Credit and collateral are subject to approval. Terms and conditions may apply. This is not a commitment to lend.

<b>Jumbo M Non-Conforming ARM</b>	
<b>AUS/UNDERWRITING</b>	AUS Findings required with Approve/Accept Eligible or Approve/Accept Ineligible due to loan amount only or maximum LTV on cash out refinances.
<b>PRODUCT ELIGIBILITY</b>	<ul style="list-style-type: none"> <li>• Purchase</li> <li>• Rate/Term Refinance</li> <li>• Cash-out Refinance</li> </ul>
<b>ELIGIBLE PROPERTY TYPES</b>	<p><b><u>Primary Residence ONLY</u></b></p> <ul style="list-style-type: none"> <li>• 1 unit attached/detached; owner occupied</li> <li>• PUD</li> <li>• Eligible condominiums – Agency Warrantable Minimum square footage = 400 square feet Maximum lot size 20 acres. Properties with greater than 10 acres must have three comparable properties with similar acreage.</li> </ul>
<b>FLIP TRANSACTIONS</b>	<p>Seller must have taken title a minimum of 90 days prior to date of sales contract. If Seller has taken title to the subject property ninety (90) days prior to the date of sales contract the following requirements apply:</p> <ul style="list-style-type: none"> <li>• Property seller on the purchase contract is the owner of record.</li> <li>• LTV/CLTV will be based on the lesser of the prior sales price or the current appraised value. Loans that are bank or relocation sales are exempt from the above requirements.</li> </ul>



**MWF JUMBO M NON-CONFORMING ARM**

This information is not intended or authorized for consumer use. Credit and collateral are subject to approval. Terms and conditions may apply. This is not a commitment to lend.

**JUMBO M NON-CONFORMING ARM (CONT)**

<b>INELIGIBLE PROPERTY TYPES</b>	<ul style="list-style-type: none"> <li>• Properties acquired by seller less than 90 days from the date of purchase contract</li> <li>• Manufactured Homes</li> <li>• Factory built housing</li> <li>• Properties with income producing attributes</li> <li>• Condo hotel units</li> <li>• Log homes</li> <li>• Unwarrantable condominiums</li> <li>• Condominiums with HOA in litigation</li> <li>• Timeshare units</li> <li>• Geothermal homes</li> <li>• Unique properties</li> <li>• Geodesic/Dome homes</li> <li>• Mixed use properties</li> <li>• Working farms</li> <li>• Hobby farms</li> <li>• Commercial properties</li> <li>• Agriculturally zoned properties (agricultural/residential eligible)</li> <li>• Rural zoned properties</li> <li>• Properties with an oil and gas lease</li> <li>• Properties with more than 20 acres</li> <li>• Properties held as leasehold</li> <li>• Co-ops</li> <li>• Rural Zoned Properties</li> <li>• Texas properties</li> </ul>
----------------------------------	--



**MWF JUMBO M NON-CONFORMING ARM**

This information is not intended or authorized for consumer use. Credit and collateral are subject to approval. Terms and conditions may apply. This is not a commitment to lend.

<b>JUMBO M NON-CONFORMING ARM (CONT)</b>				
<b>RESERVES</b>	Reserves follow the greater of the AUS reserve requirement or below requirements. If AUS does not provide minimum reserve requirements follow below requirements. If the loan amount is ≤ \$1,000,000 follow AUS reserve requirements. If loan amount is ≥ \$1,000,000 follow AUS reserve requirements or Jumbo M ARM overlays whichever is greater.			
	<b>Primary Residence</b>	<b>Max Loan Amount</b>	<b>LTV</b>	
	<b>Purchase, Rate/Term Refi</b>	\$3,000,000	80%	18
		\$2,500,000		12
		\$2,000,000		3
		\$1,500,000		3
		\$1,000,000		DU/LPA
		\$1,000,000	70%	DU/LPA
	<b>Cash-Out</b>	\$3,000,000	65%	18
		\$2,500,000		18
		\$2,000,000		3
		\$1,500,000		3
		\$1,000,000		DU/PLA
	<b>First Time Homebuyer</b>	<b>Max Loan Amount</b>	<b>LTV</b>	<b>Reserves (Months)</b>
	<b>Purchase</b>	\$1,250,000	80%	3
\$1,000,000			DU/LPA	
\$1,000,000		70%	DU/LPA	



**MWF JUMBO M NON-CONFORMING ARM**

This information is not intended or authorized for consumer use. Credit and collateral are subject to approval. Terms and conditions may apply. This is not a commitment to lend.

Jumbo M Non-Conforming ARM (Cont)	
<b>ELIGIBLE STATES</b>	<p><a href="#">Eligible States Matrix</a></p> <p>Texas purchases and refinances are ineligible.</p>
<b>BORROWER ELIGIBILITY</b>	<p>All borrowers must have a valid social security number.</p> <ul style="list-style-type: none"> <li>• U.S. Citizens</li> <li>• Permanent resident aliens                             <ul style="list-style-type: none"> <li>○ Copy of valid resident alien card must be included in loan file.</li> </ul> </li> <li>• Maximum of four (4) borrowers per loan.</li> <li>• First Time Homebuyer (FTHB) - A first time homebuyer is defined as a borrower who has not had ownership interest in a property within the last three (3) years from the application date. Owner Occupied Only Maximum 80% LTV/CLTV.</li> </ul>
<b>FIRST TIME HOMEBUYERS (FTHB)</b>	<p>A first-time homebuyer is defined as a borrower who has not had ownership interest in a property within the last (3) years from the application date.</p> <ul style="list-style-type: none"> <li>• Owner Occupied Only</li> <li>• Maximum loan amount \$1,250,000</li> <li>• 80% Maximum LTV/CLTV</li> </ul>
<b>NON-PERMANENT RESIDENT ALIENS</b>	<ul style="list-style-type: none"> <li>• Non-permanent resident aliens must be legally present in the U.S with an acceptable visa type. Acceptable visa types:                             <ul style="list-style-type: none"> <li>○ E Series (E-1, E-2, E-3)</li> <li>○ G Series (G-1, G-2, G-3, G-4, G-5)</li> <li>○ H Series (H-1B, H-1C)</li> <li>○ L Series (L-1, L-1A, L-1B, Spouse L-2 with EAD)</li> <li>○ NATO Series (NATO 1- 6)</li> <li>○ O Series (O-1)</li> <li>○ TN-1, Canadian NAFTA VISA</li> <li>○ TN-2, Mexican NAFTA Visa</li> </ul> </li> <li>• Funds to close must be deposited in a US financial institution.</li> <li>• Must have a history of VISA renewals and have a minimum of two (2) year employment history in the U.S and qualifying income must be from the U.S.</li> <li>• Must be able to verify that current employment has a probability of three (3) year continuance. VOE form may be used to document.</li> </ul>



**MWF JUMBO M NON-CONFORMING ARM**

This information is not intended or authorized for consumer use. Credit and collateral are subject to approval. Terms and conditions may apply. This is not a commitment to lend.

<b>JUMBO M NON-CONFORMING ARM (CONT)</b>	
<b>INELIGIBLE BORROWERS</b>	<ul style="list-style-type: none"> <li>• Borrowers with only an ITIN (individual taxpayer identification number).</li> <li>• Irrevocable trusts.</li> <li>• Corporations, limited partnerships, general partnerships, and limited liability companies.</li> <li>• Borrowers who are party to a lawsuit.</li> <li>• Borrowers with Diplomatic Immunity.</li> <li>• Foreign Nationals.</li> </ul>
<b>NON-OCCUPANT CO-BORROWERS</b>	Allowed per AUS.
<b>INTER-VIVOS REVOCABLE TRUSTS</b>	Allowed
<b>MINIMUM CREDIT REQUIREMENTS</b>	<ul style="list-style-type: none"> <li>• Non-traditional credit not acceptable.</li> <li>• All borrowers must have a minimum of 2 credit scores.</li> </ul>
<b>MORTGAGE /RENTAL HISTORY</b>	<ul style="list-style-type: none"> <li>• Mortgage/Rental payment history requirements as determined by AUS.</li> <li>• Borrowers with mortgage or rental history must have 0 X 30 late payments in the past 24 months.</li> <li>• Borrowers with no mortgage/rental history due to a residence scenario requiring no mortgage or rental payments are eligible with a satisfactory letter of explanation.</li> <li>• Borrowers with no mortgage/rental history due to a residence scenario requiring no mortgage or rental payments are eligible with a satisfactory letter of explanation.</li> <li>• A standard VOR completed by a professional management company, or twenty-four (24) months bank statements or canceled checks are required for rental verification.</li> <li>• If primary residence housing history reflects a forbearance arrangement, the payment history must reflect 0 X 30 in the most recent 24 months since exiting forbearance. The payment history must be provided.</li> </ul>
<b>LIENS, JUDGEMENTS AND COLLECTIONS</b>	<ul style="list-style-type: none"> <li>• Satisfactory explanation for any delinquent credit from the borrower is required.</li> <li>• Borrower must pay off all delinquent credit that has the potential to impact lien position.</li> <li>• Collection accounts or charged off accounts do not need to be paid off if the balance of an individual account is less than \$1,000.00 or if there are multiple accounts. The total balance of all accounts cannot exceed \$2,500.00.</li> </ul>



**MWF JUMBO M NON-CONFORMING ARM**

This information is not intended or authorized for consumer use. Credit and collateral are subject to approval. Terms and conditions may apply. This is not a commitment to lend.

<b>JUMBO M NON-CONFORMING ARM (CONT)</b>	
<b>FORECLOSURE, DEED IN LIEU OF FORECLOSURE, BANKRUPTCY AND SHORT SALES</b>	<ul style="list-style-type: none"> <li>At least seven (7) years must have elapsed since bankruptcy discharge or dismissal, foreclosure, notice of default (NOD), short sale or deed in lieu measured from the date of completion to the date of application.</li> </ul>
<b>CREDIT INQUIRIES</b>	<ul style="list-style-type: none"> <li>All inquiries that have taken place within 120 days of the credit report date must be explained by the borrow and documented accordingly.</li> <li>Borrower must be qualified with any new debt.</li> </ul>
<b>MAXIMUM DTI</b>	<ul style="list-style-type: none"> <li>Maximum DTI 45%, unless loan amount ≤ \$1,000,000 and LTV/CLTV is 70% then maximum DTI is 40%</li> </ul>
<b>WAGE EARNER AND SELF-EMPLOYED INCOME DOCUMENTATION</b>	<ul style="list-style-type: none"> <li>All income source documentation and method of income calculation must meet Appendix Q standards.</li> </ul>
<b>VERBAL VOE</b>	<ul style="list-style-type: none"> <li>Salaried borrower – Verbal VOE of current employment must be dated within 10 business days prior to closing, documented in writing.</li> <li>Self-employed borrower – verify the existence of the borrower’s business within 10 business days prior to closing.</li> <li>Closing date is the notary date on the Security Instrument.</li> <li>When using a third-party verification, the information within the third-party database cannot be more than 35 days old as of the Note date.</li> </ul>
<b>4506-C/TAX TRANSCRIPTS</b>	<p>Signed 4506-C form required for all borrowers. Tax transcripts are required for income used for qualifying.</p> <ul style="list-style-type: none"> <li>Note - Tax transcripts cannot be used in lieu of tax returns.</li> </ul>
<b>GIFT FUNDS</b>	<ul style="list-style-type: none"> <li>Allowed - follow agency guides. Gift of Equity not allowed.</li> </ul>
<b>INTERESTED PARTY CONTRIBUTIONS</b>	<ul style="list-style-type: none"> <li>LTV between 75.01% - 80% max 6% contribution.</li> <li>LTV less than or equal to 75% max 9% contribution.</li> </ul>





***MWF JUMBO M NON-CONFORMING ARM***

This information is not intended or authorized for consumer use. Credit and collateral are subject to approval. Terms and conditions may apply. This is not a commitment to lend.

<b>JUMBO M NON-CONFORMING ARM (CONT)</b>	
<b>APPRAISAL REQUIREMENTS</b>	<ul style="list-style-type: none"> <li>• Full appraisals are required.</li> <li>• Two (2) full appraisals for loan amounts &gt; \$1,500,000.</li> <li>• Property Inspection Waivers (PIW) not allowed.</li> <li>• An appraisal desk review (CDA) is required for each loan regardless of the collateral underwriter score.</li> <li>• Properties must be appraised within the last 12 months that precede the date of the Note and Mortgage.</li> <li>• Appraisals transferred or assigned from another lender are not acceptable.</li> <li>• Appraisals must not be over 120 days old from the Note. If the appraisal is over 120 days old, a recertification of value needs to be performed.</li> </ul>
<b>APPRAISAL REQUIREMENTS DECLINING PROPERTY VALUES</b>	<ul style="list-style-type: none"> <li>• Reduce Maximum LTV/CLTV by 10% for any property located in an area of declining property values as reported by appraiser.</li> </ul>
<b>ESCROW HOLDBACKS</b>	Not allowed
<b>TEMPORARY BUYDOWNS</b>	Not allowed
<b>PREPAYMENT PENALTY</b>	Not allowed



**MWF JUMBO M NON-CONFORMING ARM**

This information is not intended or authorized for consumer use. Credit and collateral are subject to approval. Terms and conditions may apply. This is not a commitment to lend.

<b>JUMBO M NON-CONFORMING ARM (CONT)</b>	
<b>DELAYED FINANCING REFINANCE</b>	<p>Delayed financing refinances in which the borrowers purchased the subject property for cash within ninety days (90) from the date of the application are eligible. Cash back to the borrower in excess of the original purchase price or appraised value (whichever is less) is not allowed. Delayed financing refinances are underwritten as rate and term refinances and are not subject to cash out refinancing program limitations. Property may not be located in Texas.</p> <p>All proceeds must be used to pay off or pay down the secured or unsecured loans used to acquire the property. Funds received as gifts used to purchase the property may not be reimbursed with the proceeds of the new loan. If the source of funds used to acquire the property was an unsecured loan or a loan secured by an asset other than the subject property (such as a HELOC secured by another property), the settlement statement for the refinance transaction must reflect that all cash out proceeds were used to pay off or pay down the loan used to purchase the property.</p> <ul style="list-style-type: none"> <li>• A Closing Disclosure is required to document no mortgage financing was used to obtain the subject property.</li> </ul>
<b>MULTIPLE FINANCED PROPERTIES</b>	Follow AUS requirements.
<b>CONTRACT FOR DEED/LAND CONTRACT</b>	Not allowed.
<b>ESCROW ACCOUNTS</b>	<p>It is recommended that escrow accounts be created for funds collected to pay taxes, hazard insurance, flood insurance, special assessments, water, sewer, etc.</p> <ul style="list-style-type: none"> <li>• Escrow account must be created for any property that requires flood insurance.</li> </ul>
<b>HAZARD INSURANCE</b>	Properties where the insurance coverage on the declaration page does not cover the loan amount must have a cost estimate from the insurance company or agent evidencing the property is insured for its replacement cost.
<b>FRAUD REPORT</b>	The Fraud Report must include a comparison of all participant names against the industry watch and exclusionary lists such as OFAC.
<b>LOAN PRODUCT AND TERMS</b>	<ul style="list-style-type: none"> <li>• 5/6M, 7/6M, and 10/6M</li> <li>• 30yr</li> </ul>



**MWF JUMBO M NON-CONFORMING ARM**

This information is not intended or authorized for consumer use. Credit and collateral are subject to approval. Terms and conditions may apply. This is not a commitment to lend.

<b>JUMBO M NON-CONFORMING ARM (CONT)</b>	
<b>QUALIFYING RATE</b>	5/6M SOFR ARM: qualified at the higher maximum potential Note rate after the first adjustment or the fully indexed rate. The fully indexed rate is the sum of the index and the margin. 7/6M and 10/6M SOFR ARM: qualified at the higher of the Note rate or the fully indexed rate. The fully indexed rate is the sum of the index and the margin.
<b>INDEX</b>	<ul style="list-style-type: none"> <li>• 30-day Average SOFR Index as published by the New York Federal Reserve.</li> <li>• The index stated on the Note must have been in effect sometime during the prior 45 days of the Note being consummated, otherwise, a new index must be set. If the new index is higher, underwriting must re-qualify the borrower prior to the redrawn Note being consummated.</li> </ul>
<b>MARGIN</b>	<ul style="list-style-type: none"> <li>• 2.75%</li> </ul>
<b>INTEREST RATE CAPS</b>	<ul style="list-style-type: none"> <li>• 5/6M SOFR ARM – 2/1/5%</li> <li>• 7/6M and 10/6M SOFR ARM – 5/1/5%</li> </ul>
<b>INTEREST RATE FLOOR</b>	<ul style="list-style-type: none"> <li>• The floor is 2.75%.</li> </ul>