

## SUPER JUMBO 1000 SERIES

<b>Product Description</b>	<b>1000 Series Super Jumbo</b>
<b>Program Numbers</b>	1024 = 15 yr fixed 1026 = 30 yr fixed 1028 = 5/1 ARM 1029 = 7/1 ARM 1020 = 10/1 ARM
<b>Non-Arms Length Transaction</b>	<b>Non-Arms Length Transactions are not allowed. This includes Sale of property between: family members or someone with an established relationship, business associates, business entity and an individual who is an officer or principal in the business, builder developer and an employee or affiliate, or transactions involving an assignment of the sales contract.</b>
<b>ARM ADJUSTMENTS</b>	<b>(if applicable)</b>
<b>Index</b>	<b>1 Year Libor</b>
<b>Margin</b>	<b>2.25%</b>
<b>Annual Adjust. Cap</b>	<b>2%</b>
<b>Lifetime Cap</b>	<b>5.00%</b>
<b>Floor Rate</b>	<b>2.25%</b>
<b>First Adjust. Cap</b>	<b>2% on 5/1 ARM, 5% on 7/1 &amp; 10/1 ARMs</b>
<b>Temporary Buydown</b>	<b>Not Permitted</b>
<b>Prepayment Penalty</b>	<b>Not Permitted</b>
<b>Qualifying Rate</b>	Fixed Rate = Note Rate 5/1 ARM = Note rate plus 2% 7/1 and 10/1 ARM = Note rate
<b>Max Debt Ratio</b>	<b>O/O 43%, 2<sup>nd</sup> home 40%</b>
<b>Types of Financing</b>	<b>Purchase, Rate Term Refinance, Cash Out Refinance</b>
<b>Max Loan Amount</b>	<b>\$2,000,000</b>
<b>Min Loan Amount</b>	<b>\$417,001</b>
<b>Max # Financed Properties</b>	<b>4</b>
<b>Eligible Property Type</b>	<b>1-4 Unit, &amp; PUD. (Condos are not allowed)</b>
<b>Eligible Borrowers</b>	<b>U.S. Citizens, Permanent Resident Aliens, qualifying living (inter vivos) trust. Non-occupant co-borrower allowed on purchase and rate term refi, primary residence only, with max LTV of 75% on 1-2 unit, and 70% on 3-4 unit. Max Debt Ratio for occupant borrower is 43%. Occupant borrower must make the minimum contribution from own funds. Non-occ co-borr may be a family member only, and may not be an interested party to the transaction.</b>
<b>Mortgage Insurance</b>	<b>Not required</b>
<b>First Time Homebuyer</b>	<b>2<sup>nd</sup> home not allowed. Max payment shock 250%. 12 months minimum rental history required.</b>
<b>Appraisal</b>	<b>Full URAR is required. Loan amount &gt; \$1,500,000 require 2 Full appraisals. Loan amount &lt;= \$1,500,000 require CDA ordered by UW through Clear Capital, or a 2nd appraisal. Reduce max LTV by 5% in declining markets. Declining market is determined by appraiser, and/or located in the following CA cities; El Centro, Fresno, Visalia-Porterville. Recert of value for expired appraisals not allowed. Appraisal transfers are not allowed.</b>

<b>Credit</b>	<p><b>Minimum Credit requirements:</b></p> <ol style="list-style-type: none"> <li>1) 24 months history w/ 3 active trades rated min 12 months, no lates.</li> <li>2) 7 years established credit history</li> <li>3) Foreign credit may not be used</li> <li>4) 24 months housing payment history (exception - see 1<sup>st</sup> time homebuyer section above)</li> <li>5) All past due accounts must be brought current. This includes judgments, garnishments, liens, potential liens</li> <li>6) Charge off &amp; Collection: All non-lien charge off and collection &gt; \$250 each, or \$1k aggregate must be paid.</li> <li>7) Unacceptable tradelines: Non-traditional credit, deferred loans, accounts discharged through BK, authorized user accounts, judgments, charge-offs, collection accounts, foreclosure, deed-in- lieu of foreclosure, short sale, pre-foreclosure sale.</li> </ol> <p><b>Significant Derogatory Credit: Foreclosure, Short Sale, Deed-in-lieu, pre-foreclosure, BK (7, 11, or 13), Multiple BKs, Loan Modification<sup>1</sup> (restructured loan): Minimum 7 years required from completion, discharge, dismissal date.</b></p>
<b>Debt Payoff</b>	On R/T refinance, only seasoned liens or purchase money liens, may be considered rate/term refi.
<b>Reserve Requirement</b>	Ineligible sources: Real estate commission (see asset section), gift funds, sale proceeds from real estate or assets. See reserve matrix page for number of months required reserves.
<b>Assets</b>	Real estate commission is not eligible for funds to close even if borrower is selling agent on transaction
<b>Gift Funds</b>	Allowed on primary residence only on loan amount < / = \$1M. A minimum of 5% contribution from borrower's own funds required. Gift funds are not allowed for reserves.
<b>Delegated</b>	2 <sup>nd</sup> Signature/Eligibility Review is required on all loans.
<b>Impounds</b>	na
<b>Max Cash Out</b>	R/T Refi - lesser of 1% or \$5k. C/O refi - see Max LTV page, Cash out not allowed on 3-4 units.
<b>Credits/Concessions</b>	6% Max
<b>2<sup>nd</sup> Home</b>	Units are not allowed. First time homebuyer is not allowed. Gift funds are not allowed.
<b>Investment Property</b>	Not Allowed
<b>Document Expirations</b>	Credit, Income, Assets, Title = 90 days Appraisal = 120 days
<b>Minimum Credit Score</b>	See LTV/CLTV section on following page(s)
<b>Reserve Requirement</b>	See next page
<b>Payment Shock</b>	Applies to 1 <sup>st</sup> time homebuyer only - max 250%

<sup>1</sup> If loan modification was lender initiated, and documented proof is in file showing the modification was not due to a distressed situation, the 7 year waiting period is waived.

## RESERVE REQUIREMENTS

Property Type	Maximum Combined Loan Amounts Subject	Number Months Reserves Required	First Time Homebuyer (Max 1 <sup>st</sup> Lien Amount \$1,250,000) One unit only, Reserves Required	Reserves Required on Subject, for Additional Financed Properties	Current Residence Pending sale or Conversion, additional Reserves Required
<b>Primary Residence Purchase, Rate/Term Refi, and Cash Out Refi</b>					
1-4 Units	< / = \$1,000,000	6	12	2 months additional reserves on subject for each financed property	6 months on retained property
	>\$1M & </= 2M	12			
<b>2nd Home Purchase and Rate/Term Refi</b>					
1 Unit	< / = \$1,000,000	8	Not allowed	2 months additional reserves on subject for each financed property	6 months on retained property
	>\$1M & </= 2M	14			

## Primary Residence

Purchase and Rate Term Refinance			
Property Type	Maximum LTV/CLTV	Maximum Loan Amount	Minimum Credit Score
1 Unit	80	2,000,000	720
	80	1,000,000	700
2 Units	80	2,000,000	720
	80	1,000,000	700
3-4 Units	70	1,500,000	720
	70	1,000,000	700

Cash Out Refinance (3-4 units not allowed)				
Property Type	Maximum LTV/CLTV	Maximum Loan Amount	Maximum Cash Out	Minimum Credit Score
1 Unit	80	1,000,000	300,000	700
	65	1,000,000	500,000	700
2 Units	80	1,500,000	300,000	720
	65	1,500,000	500,000	720

## 2<sup>nd</sup> Home<sup>2</sup>

Purchase and Rate/Term Refinance			
Property Type	Maximum LTV/CLTV	Maximum Loan Amount	Minimum Credit Score
1 Unit	75	1,000,000	740
	70	1,500,000	740

<sup>2</sup> First time homebuyers not allowed. Gift funds not allowed. Units are not allowed.