Jumbo Product Comparison Matrix

Information deemed reliable but not guaranteed. Restrictions may apply, see "Product Guidelines" for complete requirements.

Eff. 11.10.26 | Rev. 11.02.26

Features	Jumbo Signature	Jumbo Elite	Jumbo Pro	Jumbo Elite Pro
GENERAL				
Loan Type	Purchase, Rate/Term Refi, & Cash-out Refi	Purchase, Rate/Term Refi, & Cash-out Refi	Purchase, Rate/Term Refi, & Cash-out Refi	Purchase, Rate/Term Refi, & Cash-out Refi
Loan Terms	30 year fixed, 10/6 ARM	15, 30 year fixed, 10/6 ARM 30 year fixed Interest Only	15, 30 year fixed, 10/6 ARM 30 year 2:1 or 1:0 Temporary Buydown	15, 30 year fixed, nonstandard terms available 30 year 2:1 or 1:0 Temporary Buydown
Max LTV with Loan Amount - Purchase Rate & Term	90% up to $1,500,000 (Purchase) 85% up to $2,000,000 (Rate/Term Refi)	89.99% up to $3,000,000	80% up to $3,000,000	85% up to $2,000,000
Max LTV with Loan Amount - Cash-out Refi	80% up to $1,000,000	89.99% up to $3,000,000	80% up to $2,000,000	75% up to $2,500,000
Max Loan Amount	$3,500,000 - Primary | $2,000,000 - Second & Investment	$3,000,000 - Primary & Second | $2,000,000 Investment	$3,000,000 Primary & Second | $1,500,000 Investment	$3,000,000 Primary, Second & Investment
Min Credit Score	660 min FICO – Purchase & Rate/Term Refi 680 min FICO – Cash-out Refi	660 min FICO – Purchase & Rate/Term Refi 680 min FICO – Cash-out Refi	660 min FICO – Purchase, Rate/Term Refi & Cash-out Refi	680 min FICO – Purchase, Rate/Term Refi & Cash-out Refi
DTI	Determined by AUS, max 50% max	Fixed & ARM: Determined by AUS, max 45% Interest Only: Determined by AUS, max 43%	Determined by AUS, 49.99% max	45% max
Cash In Hand Limits	No max limits	No max cash-out amount for loans with CLTV <65%, otherwise $500,000	≤ $1,500,000 loan amount: $350,000 > $1,500,000 loan amount: $500,000	≤ 65% LTV: $1.5M Max* > 65% - ≤ 75% LTV & ≥ 700 FICO: $1.5M max > 65% - 75% LTV & < 700 FICO: $1.0M Max > 75% LTV: $500k max * Unlimited: ≥ 720 FICO, 0x30x12, Primary residence only
Minimum Loan Amount	$1 above conforming loan limit	$1 above conforming loan limit	$1 above conforming loan limit	$1 above conforming loan limit
Interest Only Restrictions	Ineligible	Primary Residence & Second Home > 80 LTV/CLTV ineligible	Ineligible	Ineligible
Property Types	SFR | PUD | Condo (warrantable) 2-4 Unit (Primary & Investment only)	SFR | 2-4 Unit | PUD | Condo (warrantable)	SFR | PUD | Condo (warrantable & non-warrantable) 2-4 Unit (Primary & Investment only) | 1-Unit property w/ADU	SFR | PUD | 2-4 Unit | Condo (warrantable)
Reserves	Greater of AUS or: ≤ $1,000,000: Follow AUS |> $1,000,000 - ≤ $2,000,000: 3 mos > $2,000,000 - ≤ $3,000,000: 6 mos |> $3,000,000: 12 mos LTV/CLTV > 80%: 6 mos *Cash out proceeds ineligible*	Greater of AUS or: ≤ $2,000,000: Follow AUS Primary & Second Home Purchase & Rate/Term Refi: > $2,000,000 - ≤ $2,500,000: 12 mos |> $2,500,000 - ≤ $3,000,000: 18 mos Primary & Second Home Cash-out Refi > $2,000,000: 18 mos Investment Properties > $2,000,000: 12 mos Interest Only: > $2,000,000: 24 mos *Business funds and gift funds ineligible*	Greater of DU or: Primary: ≤ $1,000,000 - 6 mos |> $1,000,000 - ≤ $2,000,000 - 9 mos | > $2,000,000 - 12 mos |2 units - 12 mos Second Home: ≤ $2,000,000 - 9 mos |> $2,000,000 - 12 mos Investment: 12 mos *Cash out proceeds & gift funds ineligible*	6 mos *Cash out proceeds & gift funds ineligible*
Eligible Borrowers	US Citizen | Permanent Res | Non-Permanent Res	US Citizen | Permanent Res | Non-Permanent Res	US Citizen | Permanent Res | Non-Permanent Res	US Citizen | Permanent Res | Non-Permanent Res
First Time Homebuyer	Follow Agency	Follow Agency	Primary and Second home only, $1.5MM max, if living rent free must meet addtn'l tradeline requirements	Primary and Investment only, payment shock should not exceed 300% Investment: 80% max LTV, $1.5M Max, Full Doc and bank statment only
Geo Limitations	US Territories & Texas 50 (a)(6) ineligible	US Territories and Texas 50(a)(6) and (f)(2) Transactions ineligible	US Territories & Texas 50 (a)(6) ineligible	US Territories & Texas 50 (a)(6) ineligible
Interested Party Contributions	Follow Agency	Follow Agency	Follow FNMA	• ≤ 75% LTV = 9% Max • > 75% LTV = 6% Max
Number of Financed Properties	Follow Agency	Follow Agency	Follow DU findings	• Primary and Second Home - Max 20 financed properties including subject • Investment - No limit
Temporary Buydown	Ineligible	Ineligible	2-1 and 1-0 permitted, Fixed rate & Purchase transactions only, Investment ineligible	2-1 and 1-0 permitted, 30 yr fixed rate & Purchase transactions only, Investment ineligible
QM	Must be QM eligible: Safe Harbor and Rebuttable Presumption	Must be QM eligible: Safe Harbor and Rebuttable Presumption	Must be QM eligible: Safe Harbor and Rebuttable Presumption	Must be QM eligible: Safe Harbor and Rebuttable Presumption
Underwriting	DU Approve or LPA Accept finding	DU Approve or LPA Accept finding	DU Approve finding, LPA ineligible	Manual underwrite
PROPERTY				
Appraisal	≤ $1,500,000: 1 appsl & secondary valuation | > $1,500,000: 2 appsls	≤ $1,500,000: 1 appsl | > $1,500,000: 2 appsls Refinance transactions require 2 appraisals for loans >$2MM	Purchase & R/T Refi: ≤ $2MM: 1 Appsl & Secondary Valuation, > $2MM: 2 Appsl Required C/O Refinance: ≤ $1.5MM: 1 Appsl & Secondary Valuation, > $1.5MM: 2 Appsl Required	•> $2,000,000: 2 appsls, 1st appsl from Preferred AMC • > $1.5MM & ≤ $2.0MM: 1 appsl from Preferred AMC & ARR/CCA, or 2 appsls if 1st appsl not from Preferred AMC, 2nd appsl to be from Preferred AMC • < $1.5 MM: 1 appsl & Secondary Valuation
Secondary Valuation Options	Secondary Valuation: CU ≤ 2.5, no secondary valuation required | CU > 2.5 or indeterminate: Enhanced Desk Review within -10% or 2nd full appsl	NA	Secondary Valuation: CU ≤ 2.5, no secondary valuation required | CU > 2.5 or indeterminate: CCA/ARR within -10% or field review, 2nd full appsl	Secondary Valuation: CU ≤ 2.5, no secondary valuation required | CU > 2.5 or indeterminate: CCA/ARR or field review, drive-by appsl or 2nd full appsl
Condo Approval	Follow Agency	Follow Agency	Warrantable and Non-Warrantable NW 10% LTV reduction, 30 fixed only, Investment ineligible NW Features (only 1 NW feature permitted): Commercial Space - > 35% - ≤ 50% | Presale - ≥ 30% sold or under contract | Budget - < 10% reserves allowed with conditions | One Entity Ownership - up to 25% for projects w/ 10+ units	Warrantable
Declining Market	No limitations	No limitations	LTV >65% - reduce LTV/CLTV by 5% LTV <65% - no LTV/CLTV reduction required	5% LTV/CLTV reduction with > 70% LTV
Acreage	25 acres max	25 acres max	25 acres max Rural > 10 acres must have 3 comps w/similar acreage	25 acres max

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Features	Jumbo Signature	Jumbo Elite	Jumbo Pro	Jumbo Elite Pro
CREDIT				
Scores	At least 1 score required | Lowest middle is decision score	2 scores required | Lowest middle is decision score	2 scores required | Lowest middle is decision score | Rapid rescore not allowed	2 scores required | Lowest middle is decision score
Tradelines	Follow AUS	Follow AUS	Follow DU findings	One of the following: • 3 trades reporting for min 12 mos w/activity in last 12, or • 2 trades reporting for min 24 mos w/activity in last 12, or •1 revolving trade for min 60 mos w/activity in last 12, or • 1 installment trade for min 36 mos w/activity in last 12 If primary wage earner has 3 reported credit scores, tradeline requirement is met
Housing History	Follow AUS	Mortgage/Rent : 0x30x12	Mortgage: 0x30x12, 0x60x24 | Rent: 0x30x12	• 0x30x24 • Living rent free not allowed
Collections	Follow Agency	Follow Agency	Follow FNMA	• Collections/Charge-offs with aggregate> $5,000 must be paid • Medical charge-offs/collections may remain open
Derog Credit Seasoning (BK,SS,FC,DIL)	Follow AUS	7 yrs seasoning	Follow DU, extenuating circumstances prohibited Credit events seasoned < 7 years require 0x30x24 and no mortgage lates since credit event | Multiple credit events not permitted	• 4 yrs seasoning (BK,SS,PFC,FC,DIL,FB,MCO,MOD) • Multiple credit events not permitted
Forbearance	Follow AUS	Must have exited, not in a repayment plan, current and made 6 timely payments	6 mos seasoning, no skipped payments during forbearance period Applies to all current and previously owned properties	4 yrs seasoning
INCOME				
Employment and Income Documentation	Full Doc only, Follow Agency	Full Doc only, Follow Agency	Full Doc only, Follow DU findings	Full Doc: 1-2 years (Wage Earner & Self-Employed) Alt Doc: 12/24 Bank Statement, P&L plus 3 mos Bank Stmt, Asset Utilization
Tax Transcripts	Required for all borrowers whose income is used to qualify	Required for all borrowers whose income is used to qualify	Required for all borrowers whose income is used to qualify	Required at underwriters discretion
Self Employed	Follow Agency	Follow Agency	Follow DU findings | P&L through most recent quarter required	Full Doc and Alt Doc options
Other Income	Follow Agency	Follow Agency	Follow FNMA w/carve-outs	Follow FNMA w carve-outs
Employment Gap	Follow Agency	Follow Agency	Follow FNMA	Follow FNMA
Conversion of Departing Residence	Follow Agency	Follow Agency	Follow FNMA	• 75% of the market rents used to offset the PITIA/TIA, or • 100% of the actual rents used to offset the PITIA or TIA
ASSETS				
Borrower Funds	Follow Agency	Follow Agency	Follow DU	Follow FNMA
Business Assets	Follow Agency	Business assets cannot be used as reserves unless borrower is 100% owner of the business	Allowed	Allowed
Gift Funds	Follow Agency	Follow Agency	Allowed w/5% min contribution, not permitted as reserves	Allowed w/5% min contribution, not permitted as reserves
Gifts of Equity	Follow Agency	Ineligible	Follows Agency	Ineligible