



August 2015

Jumbo Product Guidelines

Minimum Loan Amount \$417,001

Primary Residence Purchase

Maximum LTV/CLTV	Maximum Loan Amount	Minimum Fico	Maximum DTI	Months Reserves
85% (No MI)	\$2,000,000	760	40	36
85% (No MI)	\$1,500,000	740	40	24
85% (No MI)	\$1,000,000	740	40	18
80%	\$2,000,000	740	40	12
80%	\$1,500,000	720	43	9
75%	\$2,000,000	720	43	12
75%	\$1,000,000	700	43	12
70%	\$2,500,000	720	43	18
65%	\$3,000,000	720	43	24

Primary Residence Rate/Term Refinance

Maximum LTV/CLTV	Maximum Loan Amount	Minimum Fico	Maximum DTI	Months Reserves
80%	\$1,500,000	740	43	9
80%	\$1,000,000	720	43	9
75%	\$1,500,000	720	43	12
75%	\$2,000,000	740	43	12
70%	\$1,500,000	720	43	12
60%	\$2,000,000	720	43	18

Primary Residence Cash-Out Refinance

Maximum LTV/CLTV	Maximum Loan Amount	Maximum Cash-Out	Minimum Fico	Maximum DTI	Months Reserves
75%	\$1,000,000	\$250k	740	43	9
65%	\$1,500,000	\$350k	720	43	12
60%	\$2,000,000	\$400k	720	43	12
55%	\$2,000,000	\$500k	720	43	18
50%	\$2,500,000	\$1000k	720	43	18

2nd Home Purchase and Rate/Term

Maximum LTV/CLTV	Maximum Loan Amount	Minimum Fico	Maximum DTI	Months Reserves
80%	\$1,000,000	740	43	12
75%	\$1,500,000	720	43	9
65%	\$2,000,000	720	43	18
50%	\$2,000,000	720	43	18

2nd Home Cash Out

Maximum LTV/CLTV	Maximum Loan Amount	Maximum Cash-Out	Minimum Fico	Maximum DTI	Months Reserves
70%	\$1,000,000	\$250k	740	40	12

Non Owner Occupied Purchase and Rate/Term

Maximum LTV/CLTV	Maximum Loan Amount	Minimum Fico	Maximum DTI	Months Reserves
70%	\$1,000,000	740	40	24

Additional Overlay Requirements

- Primary residence products available for credit scores down to 660 with additional reserve requirements.
- 30 year and 15 year products only.
- Primary residence 1-4 units, 2nd home 1 unit only.
- No non-occupying co borrowers.
- First time homebuyer/payment shock restrictions apply.
- Reserves are required if additional properties are owned.
- Min 50% of the reserves must be liquid (cash or cash equivalent).

Please consult with your Account Executive for help with your scenario.

The guidelines contained herein are general product guidelines and are in no way intended to imply an approval of any particular borrower or transaction. All loans are subject to final approval of United Fidelity Funding Corp.

For additional information or clarification of guidelines, policies and procedures, contact your Account Executive

Guidelines are subject to change without notice. United Fidelity Funding Corp. is an Equal Housing Lender.