



Arc Home Jumbo Express Product Matrix

DU Approve / Ineligible. LPA Accept/Ineligible Due Only to Loan Amount or max LTV on Cash-Out Refis

15 & 30-YEAR FIXED RATE

Purchase/Rate & Term Refinance							Cash-Out Refinance							
Occupancy	Number of Units	Maximum Loan Amount	Maximum LTV / CLTV	Minimum Credit Score	Minimum Reserves (Months) ¹	Maximum DTI	Occupancy	Number of Units	Maximum Loan Amount	Maximum LTV / CLTV	Minimum Credit Score	Minimum Reserves (Months)	Maximum DTI	Maximum Cash-Out
Primary	1 Unit	\$2,000,000	89.99%/89.99%	680	see below	45	Primary	1 Unit	2000000	80%/80%	680	see below	45	\$500k
	1 Unit	\$2,000,000	80%/80%	660	see below	45			\$3,000,000	80%/80%	740	see below	45	\$500k
	1 Unit	\$2,500,000	80%/80%	720	see below	45			2-4 Unit	\$2,000,000	75%/75%	700	see below	45
	1 Unit	\$3,000,000	80%/80%	740	see below	45								
	2-4 Units	\$2,000,000	80%/80%	700	see below	45								
Second Home	1 Unit	\$2,000,000	89.99%/89.99%	680	see below	45	Second Home	1 Unit	\$2,000,000	75%/75%	700	see below	45	\$500k
	1 Unit	\$2,000,000	80%/80%	660	see below	45		1 Unit	\$3,000,000	75%/75%	740	see below	45	\$500k
	1 Unit	\$2,500,000	80%/80%	720	see below	45								
	1 Unit	\$3,000,000	80%/80%	740	see below	45								
Investment	1 Unit	\$2,000,000	80%/80%	680	see below	45	Investment	1 Unit	\$1,000,000	75%/75%	680	see below	45	\$350K
	1 Unit	\$2,000,000	70%/70%	660	see below	45			\$2,000,000	75%/75%	720	see below	45	\$350K
	1 Unit	\$2,500,000	75%/75%	720	see below	45			\$2,000,000	70%/70%	680	see below	45	\$350K
Investment	2-4 Units	\$2,000,000	75%/75%	680	see below	45	Investment	2 Units	\$1,000,000	70%/70%	680	see below	45	\$350K
	2-4 Units	\$2,000,000	65%/65%	660	see below	45		2-4 Units	\$2,000,000	70%/70%	720	see below	45	\$350K
	2-4 Units	\$2,500,000	70%/70%	720	see below	45		2-4 Units	\$2,000,000	65%/65%	680	see below	45	\$350K

Program Highlights - Refer to Guidelines for all Requirements

Age of Credit Documents	Follow the DU and the requirements in Chapters B3-3 through b3-6 of the Fannie Mae Single Family Selling Guide, published June 3, 2020 or follow the LPA and the requirements in sections 5102 through 5500 of the Freddie Mac Single Family Seller/Service Guide, published June 10, 2020. If a discrepancy exists between DU and aforementioned Fannie Mae guide or LPA and the aforementioned Freddie Mac guides, the guide requirements must be followed.
Amortization Terms	15-yr & 30-yr Fully Amortizing Fixed Rate
Appraisal Requirements	FNMA 2075/FHLMC 2070 not allowed in lieu of an appraisal. Property Inspection Waiver (PIW) and Desktop Appraisal not allowed. Follow the Third Party Appraisal Review requirements in Section 12.6 for loans with a collateral underwriter score greater than 2.5. Two full appraisals are required for loan amounts > \$2,000,000.
Balloon	Not allowed.
Borrower Eligibility	All borrowers must have a valid social security number. First-Time Homebuyers: Owner Occupied Only; Max 45% DTI 1 Unit Property: Max. \$2MM loan amount; Max 80% LTV; Min. credit score of 660 2-4 Unit Property: Max \$2MM loan amount; Max 80% LTV; Min. credit score of 700 Non-Occupant Co-Borrower: Allowed per AUS
CLTV	As per matrix
Collections/Charge offs	Satisfactory explanation for any delinquent credit from the borrower is required. Borrower must pay off all delinquent credit that has potential to impact lien position. Collection accounts or charged-off accounts do not need to be paid if the balance of an individual account is less than \$1,000 or if there are multiple accounts, the total balance of all accounts cannot exceed \$2,500.
Credit Requirements	Non traditional credit not acceptable. All borrowers must have a minimum of 2 credit scores. Qualifying Fico as per matrix. Borrowers with mortgage or rental history must have 0x30 lates in the past 24 months.
DTI	Maximum 45%
Employed Income Documentation	See Jumbo Express Underwriting Manual for Full Income Documentation Requirements.
Escrow Holdback	Not allowed.
4506-T/Tax Transcripts	Signed 4506-T form required for all borrowers. Tax transcripts are required for income used for qualifying.
Fraud Report	FraudGuard report or similar must be included in each file submission. The report should include a comparison of all participant names against industry watch and exclusionary lists such as OFAC.
Interest Only	Not allowed.



Inter-Vivos Revocable Trust	Lender must warrant that the Mortgage and Trust documents meet Agency eligibility criteria including title and title insurance requirements, and applicable state laws that regulate the loan origination of inter vivos revocable trusts.
Minimum Loan Amount	Must be \$1 over the current Agency loan limit based on the subject property county and number of units.
Mortgage Insurance	Not allowed.
Multiple Financed Properties	Follow AUS requirements
Non-Arms Length Transaction	Per Agency guidelines.
Prepayment Penalty	Not allowed.
Property Types	<p>Eligible Property Types: 1-4 unit properties, PUD, Condo (agency warrantable)</p> <p>Ineligible Property Types: Manufactured homes, unique properties, working farms, log homes, condo hotels, co-ops, mixed use, leasehold</p>
Qualified Mortgage (AM) / Ability to Repay	Seller must ensure that each loan delivered to Arc Home is in compliance with the Ability to Repay (ATR) and the Qualified Mortgage (QM) rules established by the Consumer Financial Protection Bureau ("CFPB") as well as all regulatory compliance regulations as outlined in the guidelines.
Reserves	<p>Follow the greater of the AUS reserve requirements or below requirements.</p> <p>If AUS doesn't provide minimum reserve requirements follow below requirements:</p> <p>LTV/CLTV \leq 80%: If loan amount \leq \$1,000,000 - follow the AUS requirements If loan amount $>$ \$1,000,000 and \leq \$2,000,000 - 3 months PITI reserves If loan amount $>$ \$2,000,000 and \leq \$2,500,000 - 12 months PITI reserves If loan amount $>$ \$2,500,000 and \leq \$3,000,000 - 18 months PITI reserves</p> <p>Cash Out Refinance: If loan amount $>$ \$2,000,000 and \leq \$2,500,000 - 18 months PITI reserves LTV/CLTV $>$ 80%: 6 months PITI reserves</p>
Seller Contributions	LTV between 75.01% - 89.99% - max 6% contribution allowed. LTV \leq 75% - max 9% contribution allowed.
State Restrictions	Wholesale and Retail: Missouri, Guam, Puerto Rico, and US Virgin Islands not allowed. Texas 50(a)6 loans are ineligible. Retail cannot lend in Nevada
Subordinate Financing	Allowed up to maximum CLTV per matrix. 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 the funds have been drawn)
Underwriting	AUS findings required with Approve/Accept Eligible or Approve/ Accept Ineligible due only to loan amount or maximum LTV on cash-out refinances.
Verbal VOE	<p>Salaried Borrower: Verbal VOE of current employment documented in writing is required to be obtained no more than 10 business days prior to the Note Date.</p> <p>Self-Employed Borrower: Verify the existence of the Borrower's business in writing no more than 10 business days prior to the Note Date.</p>