

## 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) <sup>1</sup>	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	1Unit	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	\$500k
	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								
	1 Unit	\$2,000,000	80%/80%	680	see below	45								
Investment	1 Unit	\$2,000,000	70%/70%	660	see below	45	Investment	1 Unit	\$1,000,000	75%/75%	680	see below	45	\$350K
	1 Unit	\$2,000,000	75%/75%	720	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	2-4 Units	\$1,000,000	70%/70%	680	see below	45	\$350K
	2-4 Units	\$2,000,000	65%/65%	660	see below	45			\$2,000,000	70%/70%	720	see below	45	\$350K
	2-4 Units	\$2,500,000	70%/70%	720	see below	45			\$2,000,000	65%/65%	680	see below	45	\$350K

**Program Highlights - Refer to Guidelines for all Requirements**

<b>Underwriting</b>	AUS findings required with Approve/Accept Eligible or Approve/ Accept Ineligible due only to loan amount or maximum LTV on cash-out refinances.
<b>Minimum Loan Amount</b>	Must be \$1 over the current Agency loan limit based on the subject property county and number of units.
<b>DTI</b>	Maximum 45%
<b>CLTV</b>	As per matrix
<b>Subordinate Financing</b>	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)
<b>Reserves</b>	Follow the <b>greater</b> of the AUS reserve requirements or below requirements. If AUS doesn't provide minimum reserve requirements follow below requirements: <b>LTV/CLTV &lt;= 80%:</b> If loan amount <=\$1,000,00 -follow the AUS requirements If loan amount >\$1,000,000 and </= \$2,000,000 -3 months PITI reserves If loan amount >\$2,000,000 and </= \$2,500,000 - 12 months PITI reserves If loan amount >\$2,500,000 and </= \$3,000,000 - 18 months PITI reserves <b>Cash Out Refinance:</b> If loan amount >\$2,000,000 and </= \$2,500,000 - 18 months PITI reserves <b>LTV/CLTV &gt; 80%:</b> 6 months PITI reserves
<b>Transaction:</b>	
<b>Interest Only</b>	Not allowed.
<b>Balloon</b>	Not allowed.
<b>Non Arms Length</b>	Per Agency guidelines.
<b>MI</b>	Not allowed.
<b>Multiple Financed Properties</b>	Follow AUS requirements
<b>Property:</b>	
<b>Eligible Property Types</b>	1-4 unit properties, PUD, Condo (agency warrantable)
<b>Ineligible Property</b>	Manufactured homes, unique properties, working farms, log homes, condo hotels, and co-ops
<b>Mixed Use</b>	Not allowed.
<b>Leasehold</b>	Not allowed.
<b>State Restrictions</b>	<b>Wholesale and Retail:</b> Missouri, Guam, Puerto Rico, and US Virgin Islands not allowed. Texas 50(a)6 loans are ineligible. Retail cannot lend in Nevada <b>NonDelegated Correspondent:</b> Missouri, Guam, Puerto Rico and US Virgin Islands not allowed. Texas 50(a)6 loans are ineligible.
<b>Appraisal Requirements</b>	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.
<b>Borrower Eligibility:</b>	
<b>Borrowers</b>	All borrowers must have a valid social security number.
<b>First Time Homebuyer</b>	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
<b>Non-Occupant Co-Borrowers</b>	Allowed per AUS
<b>Inter Vivos Revocable Trusts</b>	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.
<b>Minimum Credit</b>	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.
<b>Wage-Earner and Self-Employed Income Documentation</b>	See Jumbo Express Underwriting Manual for Full Income Documentation Requirements.
<b>Verbal VOE</b>	<b>Salaried Borrower:</b> Verbal VOE of current employment documented in writing is required to be obtained no more than 10 business days prior to the Note Date. <b>Self-Employed Borrower:</b> Verify the existence of the Borrower's business in writing no more than 10 business days prior to the Note Date.
<b>4506-T/Tax Transcripts</b>	Signed 4506-T form required for all borrowers. Tax transcripts are required for income used for qualifying.
<b>Qualified Mortgage (AM) / Ability to Repay</b>	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.
<b>Seller Contributions</b>	LTV between 75.01% - 89.99% - max 6% contribution allowed. LTV <=75% - max 9% contribution allowed. Non-owner occupied properties - max 2% contribution permitted
<b>Prepayment Penalty</b>	Not allowed.
<b>Age of Credit Documents</b>	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/Servicer 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.
<b>Collections/Charge offs</b>	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.
<b>Fraud Report</b>	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.
<b>Escrow Holdback</b>	Not allowed.