

TOPIC	JUMBO LOAN PROGRAMS MATRIX																							
BASIC GUIDELINES	This matrix applies to Jumbo guidelines. Information in this matrix is subject to change without notice.																							
Eligible Products/Terms	<ul style="list-style-type: none"> Jumbo 30 Year Fixed, 5/6 and 7/6 SOFR ARMs. 																							
Credit Score and CLTV Eligibility	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #d9e1f2;"> <th colspan="5" style="text-align: center;">Owner-Occupied / Second Home / Investment</th> </tr> <tr> <th style="width: 15%;">Min Credit Score</th> <th style="width: 20%;">Loan Amount</th> <th style="width: 15%;">Purchase</th> <th style="width: 20%;">Rate/Term Refinance</th> <th style="width: 30%;">Cash-Out Refinance</th> </tr> </thead> <tbody> <tr> <td rowspan="3" style="text-align: center;">700+</td> <td style="background-color: yellow;">>\$750K - \$1.5MM</td> <td style="text-align: center;">80%</td> <td style="text-align: center;">80%</td> <td style="text-align: center;">80%</td> </tr> <tr> <td>>\$1.5MM - \$2.0MM</td> <td style="text-align: center;">80%</td> <td style="text-align: center;">80%</td> <td style="text-align: center;">70%</td> </tr> <tr> <td>>\$2.0MM - \$3.0MM</td> <td style="text-align: center;">75%</td> <td style="text-align: center;">75%</td> <td style="text-align: center;">70%</td> </tr> </tbody> </table> <p><i>Investment with LTV > 75% requires minimum credit score of 740.</i></p>	Owner-Occupied / Second Home / Investment					Min Credit Score	Loan Amount	Purchase	Rate/Term Refinance	Cash-Out Refinance	700+	>\$750K - \$1.5MM	80%	80%	80%	>\$1.5MM - \$2.0MM	80%	80%	70%	>\$2.0MM - \$3.0MM	75%	75%	70%
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Ineligible Product Type	<ul style="list-style-type: none"> Temporary Buydown not allowed 																							

Maximum Loan Amount	<ul style="list-style-type: none"> \$3,000,000 								
Minimum Loan Amount	<ul style="list-style-type: none"> > \$750,000 								
Maximum Cash-Out	<p>The maximum cash back to borrower includes non-mortgage debt to be paid off. Maximum cash out is determined by LTV:</p> <table border="1" data-bbox="611 521 1388 634"> <thead> <tr> <th>LTV</th> <th>Max Cash Out</th> </tr> </thead> <tbody> <tr> <td>Less than 65%</td> <td>\$Unlimited</td> </tr> <tr> <td>Greater than 65%</td> <td>\$500,000</td> </tr> </tbody> </table> <p><i>Loan Amount > \$1.5MM – Max LTV 70%.</i></p>	LTV	Max Cash Out	Less than 65%	\$Unlimited	Greater than 65%	\$500,000		
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Occupancy	<ul style="list-style-type: none"> Primary residence Second Home Investment 								
Qualifying Rate	<ul style="list-style-type: none"> 5/6 ARM – Greater of the fully-Indexed rate or Note Rate plus 2% 7/6 ARM – Greater of the fully-indexed rate or Note Rate 								
Debt-to-Income (DTI)	<ul style="list-style-type: none"> Debt-to-income ratio > 45% - 50% - Max LTV cannot exceed 75%. 								
Interest Only Restriction	<table border="1" data-bbox="611 964 1940 1117"> <tbody> <tr> <td>Loan Amount > \$750K - \$2.0MM</td> <td>Max LTV/CLTV 80%</td> </tr> <tr> <td>Loan Amount > \$2.0MM < \$2.5MM</td> <td>Max LTV/CLTV 70%</td> </tr> <tr> <td>Loan Amount => \$2.5MM – \$3MM</td> <td>Max LTV/CLTV 65%</td> </tr> </tbody> </table>	Loan Amount > \$750K - \$2.0MM	Max LTV/CLTV 80%	Loan Amount > \$2.0MM < \$2.5MM	Max LTV/CLTV 70%	Loan Amount => \$2.5MM – \$3MM	Max LTV/CLTV 65%		
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Eligible Borrowers	<ul style="list-style-type: none"> • U.S. Citizens. • Permanent Resident Aliens is an individual who is not a U.S. Citizen but maintain legal, permanent residency in the United States. • Non-Permanent Resident Alien is an individual who is not a U.S. Citizen but lives in the U.S under the terms of an applicable Visa. 		
	Eligible Borrowers	Required Documents	Notes
	Permanent Resident Aliens	Alien Registration Card I-151 (“Green Card”) Or Alien Registration Card I-551 with no expiration Or Alien Registration Card I-551 with expiration and accompanied by INS Form I-751 (petition to remove conditions).	Front and Back of a I-151 or I-551 Card.
Non-Permanent Resident Aliens	Unexpired foreign passport with an unexpired stamp (valid for 3 years) ¹ And Evidence of Employment in the U.S including an EAD document ² Or Non-immigrant VISA (The following VISAs are acceptable: E-series, G-series, H-series, or O-series ³ Or Deferred Action for Childhood Arrivals (DACA) approval.	See footnotes below for documentation requirement details	

¹ Stamp must state the following: “Processed for I-551 Temporary Evidence of Lawful Admission for Permanent Residence, Valid until MM/DD/YYYY Employment Authorized.”

² Employment Authorization Document must be issued by the U.S. Citizenship & Immigration Service (USCIS) providing authorization to work in the U.S. without restrictions.

³ An unexpired (at time of closing) Non-immigrant Visa with an Entry Stamp issued by the U.S. Department of State which will evidence legal entry into the U.S. for temporary residence. Visa must not expire for 3 years following the close date. Please refer to FNMA Guides for acceptable VISA.

Investment Property	<ul style="list-style-type: none"> • First Time Investor(s) are allowed with verified 12-month housing payment history. • All investment property programs require the signed Business Purpose and Occupancy Affidavit.
Interested Party Contributions (IPC)	<ul style="list-style-type: none"> • Interested party contributions include funds contributed by the property seller, builder, real estate agent/broker, or their affiliates, or any other party with an interest in the real estate transaction. Interested party contributions may only be used for closing costs and prepaid expenses and may never be applied to any portion of the down payment. • <= 75% LTV: Maximum IPC 9% • >75% - 80%: Maximum IPC 6% • Investment (All) – Maximum IPC 3%
Residual Income Requirements	<ul style="list-style-type: none"> • Minimum of \$1,500. Total Monthly Income minus (-) Total Monthly Debt Obligations (Expense) = Monthly Residual Income.
First Home Buyers	<ul style="list-style-type: none"> • Owner-Occupied or Second Homes, only.
Payment Shock	<ul style="list-style-type: none"> • Payment shock is limited to 300% for a FTHB unless the DTI =< 36%. • Payment shock calculation = ((Proposed Housing Payment/Present Housing payment)x100)-100
AUS	<ul style="list-style-type: none"> • Fannie Mae Desktop Underwriter (DU) with ‘Approve/Ineligible’ recommendation for loan amounts above the applicable conforming or High Balance loan Limit for county. Ineligible due to loan amount only. • Manual Underwriting is permitted.
Tradeline Requirement	<p>The credit report(s) must meet one the following tradeline requirement:</p> <ul style="list-style-type: none"> • Three (3) tradelines with a minimum 12-month history or • Two (2) tradeline with a minimum 24-month history.
Mortgage/Rent History Requirements	<p>If the borrower(s) has a mortgage or rental history in the most recent twelve (12) months, a VOM or VOR must be obtained reflecting 0x30 in the last twelve (12) or twenty-four (24) months from the date of application. Applies to all borrowers on the loan. Acceptable methods of a Verification are:</p> <ul style="list-style-type: none"> • Electronic Pay History printout directly from Mortgage Lender. • 12 to 24 months of bank statements showing timely payment of rent or mortgage. • Credit report reflecting a pay history over the last 12 to 24 months.

	<ul style="list-style-type: none"> • Cancelled checks front and back or 12 to 24 months bank statements showing payment withdrawals and a year-end mortgage statement. • If renting from a private party canceled checks are required. • If no VOR is obtained a copy of the lease and 12 to 24 months canceled checks are acceptable. • For private mortgages, provide a VOM together with 12 to 24 months bank statements or canceled checks showing prompt payment of mortgage. <p>Borrower who do not have a complete 12-month housing history are subject to the following restrictions:</p> <ul style="list-style-type: none"> • Primary residence only • Minimum six (6) months reserves after closing. • 10% minimum borrower contribution • Payment shock is not considered. • VOR/VOM must be obtained for all month's available reflecting paid as agreed. • Properties owned free and clear are considered 0x30 for grading purposes. <p>Borrowers who own their primary residence free and clear for a minimum of 12 months are acceptable. Borrower living rent free with a spouse are acceptable with rent-free letter and evidence of spouse's mortgage.</p>
<p>Derogatory Credit</p>	<p>Significant derogatory credit must be seasoned at least 48 months from time of application.</p> <ul style="list-style-type: none"> • Chapter 13 bankruptcies discharged or dismissed will require 4-year seasoning from the discharge or dismissal date • Loan modifications will require 4-year seasoning from the modification date, min 720 FICO and no additional credit events after modification. • Reduced seasoning due to extenuating circumstances is not permitted.
<p>Unacceptable Income</p>	<p>Unacceptable income sources include, but are not limited to:</p> <ul style="list-style-type: none"> • Any unverified source • Deferred compensation • Income that is temporary or a one-time occurrence • Rental income received from the borrower's single-family primary residence or second home. • Retained earnings • Education benefits • Income from trailing co-borrowers

	<ul style="list-style-type: none"> • Stock Options & Restricted Stock Grants • Income derived from virtual currency, such as cryptocurrency, including but not limited to: <ul style="list-style-type: none"> ○ Income paid to or earned by the borrower in the form of cryptocurrency ○ Assets to establish income continuance such as retirement distributions, trust or dividend/interest income ○ Use in assets as a basis for repayment of obligations ○ Rental payments. When a lease is necessary the payment method on the lease must be reflected in U.S. dollars • Income derived from an activity that is prohibited by federal, state or local law, rules and regulations cannot be considered this applies to both W2 and self-employment, regardless of if reporting income or loss. Income sources may include, but not limited to: <ul style="list-style-type: none"> ○ Foreign shell banks ○ Medical marijuana dispensaries ○ Any business or activity related to marijuana or CBD (e.g., growing, processing, distribution, etc.,) even if legally permitted under state or local law. ○ Businesses engaged in any type of internet gambling.
<p>Eligible Property Types</p>	<ul style="list-style-type: none"> • Single Family Dwelling • Multi Family Dwelling • Planned Unit Development (PUDs) • Warrantable Condominium • Non-Warrantable Condominium – Max LTV/CLTV cannot exceed 75%
<p>Ineligible Property Types</p>	<ul style="list-style-type: none"> • Manufacture Homes • Working Farms • Time-shares • Boarding Houses • Rural properties • Commercial properties • Vacant lots

	<ul style="list-style-type: none"> • Log Homes • Mixed Used • Assisted Living • Condotels • Property Under Construction • Property that is subject to repairs. • Agricultural Properties • Tenancy in Common Properties • Leaseholds • Properties with less than 500 square feet of living space. • No Mortgage loans financing builder inventory is allowed. • Properties with values in excess of the predominant value of the subject’s market area may be ineligible. • Properties encumbered by Property Assessed Clean Energy (PACE) liens (that are not being paid off utilizing the Homestyle Energy program) at time of closing. 																												
<p>Declining Markets</p>	<p>Properties with appraisals that show the “Neighborhood – Housing Trends” marked as Declining may be subject to a reduction in LTV/CLTV. The distribution of a Declining market is determined by the Appraiser. Appraisers are required to pull median house price data over the last 12 months and analyze it to determine the market trends for that area and property type.</p> <table border="1" data-bbox="611 1024 1940 1377"> <thead> <tr> <th colspan="4">Declining Markets</th> </tr> <tr> <th colspan="4">Required to be applied for LTVs > 65%</th> </tr> <tr> <th>Property Value</th> <th>Demand</th> <th>Market Time</th> <th>Reduction to LTV</th> </tr> </thead> <tbody> <tr> <td>Declining</td> <td>Shortage or In Balance</td> <td>Under 3 months</td> <td>5%</td> </tr> <tr> <td>Declining</td> <td>Shortage</td> <td>3 – 6 Months</td> <td>5%</td> </tr> <tr> <td>Declining</td> <td>In Balance</td> <td>3 – 6 Months or Over 6 Months</td> <td>10%</td> </tr> <tr> <td>Declining</td> <td>Over Supply</td> <td>Over 6 months</td> <td>10%</td> </tr> </tbody> </table>	Declining Markets				Required to be applied for LTVs > 65%				Property Value	Demand	Market Time	Reduction to LTV	Declining	Shortage or In Balance	Under 3 months	5%	Declining	Shortage	3 – 6 Months	5%	Declining	In Balance	3 – 6 Months or Over 6 Months	10%	Declining	Over Supply	Over 6 months	10%
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<p>Appraisal Transfers</p>	<ul style="list-style-type: none"> • Appraisal Transfers are permitted. 																												

Appraisal Requirements	<ul style="list-style-type: none"> Appraisal Condition Rating of C5/C6 or a Quality Rating of Q6 is not permitted. Collateral Desktop Analysis (CDA) from Clear Capital Appraisal Management or Appraisal Risk Review (ARR) from Pro Teck is required when the CU score is greater than 2.5. <table border="1" data-bbox="611 456 1940 607"> <thead> <tr> <th>Loan Amount</th> <th>Appraisal Requirement</th> </tr> </thead> <tbody> <tr> <td><= \$2MM</td> <td>One Full Appraisal</td> </tr> <tr> <td>> \$2MM</td> <td>Two Full Appraisals</td> </tr> </tbody> </table>	Loan Amount	Appraisal Requirement	<= \$2MM	One Full Appraisal	> \$2MM	Two Full Appraisals
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Escrow Holdbacks	<ul style="list-style-type: none"> Not Permitted 						
High-Cost Loans	<ul style="list-style-type: none"> BFF will not allow High-Cost Loans. 						
Age of Documents	<ul style="list-style-type: none"> All credit documents must be dated within 90 days of the note date. Preliminary title policies must be no more than 120 days old on the date the note is signed. Texas loans must be within 90 days. 						
Concentration Limit	<ul style="list-style-type: none"> BFF will not approve or close more than ten (10) loans to any one borrower with an aggregate loan amount total of more than \$5,000,000. 						
Number of Borrowers	<ul style="list-style-type: none"> The maximum number of borrowers on a loan transaction cannot exceed four (4) 						
Number of Financed Properties	<ul style="list-style-type: none"> The maximum number of financed residential properties is limited to four (4) 						
Escrow Waivers	<ul style="list-style-type: none"> Refer to rate sheet 						