

Windsor Mortgage Prime Jumbo

	Jumbo 1	Jumbo 1 AUS	Prime Jumbo 2	Prime Jumbo 2 AUS	Prime Jumbo 3 AUS	Prime Jumbo 4	
Available Loan Terms	15, 20, 25, 30 year fixed, 5/6, and 7/6 SOFR ARM	15, 20, 25, 30 year fixed	10, 15, 20, 25, 30 year fixed, 5/6, 7/6, 10/6 SOFR ARMS	10, 15, 20, 25, 30 year fixed, 5/6, 7/6, 10/6 SOFR ARMS	15, 30 year fixed	15, 30 year fixed, 5/6, 7/6, and 10/6 SOFR ARM	
Occupancy/ Transaction Type	Units Max LTV/HCLTV FICO Max Loan Amount	Units Max LTV/HCLTV FICO Max Loan Amount	Units Max LTV/HCLTV FICO Max Loan Amount	Units Max LTV/HCLTV FICO Max Loan Amount	Units Max LTV/HCLTV FICO Max Loan Amount	Units Max LTV/HCLTV FICO Max Loan Amount	
Primary - Purchase or Rate/Term Refinance	1 70% 680 \$1,000,000 85% 740 \$1,500,000 90% 700 \$1,500,000 80% 720 \$2,000,000 70% 720 \$2,500,000 75% 760 \$3,000,000 60% 760 \$3,500,000 85% 720 \$1,000,000 90% 720 \$1,000,000	1 70% 680 \$1,000,000 80% 720 \$1,500,000 85% 720 \$2,000,000 70% 720 \$2,500,000 75% 760 \$3,000,000 60% 760 \$3,500,000 80% 720 \$1,000,000 85% 720 \$1,000,000	1 60% 680 \$1,000,000 70% 720 \$1,500,000 80% 720 \$2,000,000 75% 760 \$2,500,000 70% 760 \$3,000,000 65% 760 \$3,500,000 70% 720 \$2,500,000 75% 720 \$2,500,000	1 60% 680 \$1,000,000 70% 720 \$1,500,000 80% 720 \$2,000,000 75% 760 \$2,500,000 70% 760 \$3,000,000 65% 760 \$3,500,000 70% 720 \$2,500,000 75% 720 \$2,500,000	1 60% 680 \$1,000,000 70% 720 \$1,500,000 80% 720 \$2,000,000 75% 760 \$2,500,000 70% 760 \$3,000,000 65% 760 \$3,500,000 70% 720 \$2,500,000 75% 720 \$2,500,000	1-2 80% 720 \$1,000,000 85% 720 \$1,500,000 90% 720 \$1,500,000 80% 740 \$2,000,000 70% 740 \$2,500,000 75% 740 \$3,000,000 80% 720 \$1,000,000 85% 720 \$1,000,000	3-4 80% 720 \$1,000,000 85% 720 \$1,500,000 90% 720 \$1,500,000 80% 740 \$2,000,000 70% 740 \$2,500,000 75% 740 \$3,000,000 80% 720 \$1,000,000 85% 720 \$1,000,000
Primary - Purchase FTBH	2 85% 720 \$1,000,000 90% 720 \$1,000,000	No Restriction	2 80% 680 \$1,000,000 85% 720 \$1,500,000 90% 720 \$1,500,000	2 80% 680 \$1,000,000 85% 720 \$1,500,000 90% 720 \$1,500,000	No Restriction	No Restriction	
Primary - Cash-Out Refinance	1 70% 720 \$1,000,000 85% 720 \$1,500,000 90% 720 \$1,500,000 80% 720 \$2,000,000 70% 720 \$2,500,000 75% 760 \$3,000,000 60% 760 \$3,500,000 85% 720 \$1,000,000 90% 720 \$1,000,000	1 65% 720 \$1,000,000 70% 720 \$1,500,000 75% 720 \$2,000,000 60% 720 \$2,500,000 65% 720 \$3,000,000 50% 720 \$3,500,000	1 60% 680 \$1,000,000 70% 720 \$1,500,000 80% 720 \$2,000,000 75% 760 \$2,500,000 70% 760 \$3,000,000 65% 760 \$3,500,000 70% 720 \$2,500,000 75% 720 \$2,500,000	2 70% 720 \$1,000,000 80% 720 \$1,500,000 90% 720 \$1,500,000 70% 720 \$2,000,000 60% 720 \$2,500,000 65% 720 \$3,000,000	2 70% 720 \$1,000,000 80% 720 \$1,500,000 90% 720 \$1,500,000 70% 720 \$2,000,000 60% 720 \$2,500,000 65% 720 \$3,000,000	2 80% 700 \$1,000,000 85% 720 \$1,500,000 90% 720 \$1,500,000 80% 740 \$2,000,000 70% 740 \$2,500,000 75% 740 \$3,000,000 80% 720 \$1,000,000 85% 720 \$1,000,000	2 80% 700 \$1,000,000 85% 720 \$1,500,000 90% 720 \$1,500,000 80% 740 \$2,000,000 70% 740 \$2,500,000 75% 740 \$3,000,000 80% 720 \$1,000,000 85% 720 \$1,000,000
Second Home - Purchase	1 80% 720 \$1,000,000 75% 720 \$2,000,000	1 80% 720 \$2,000,000 70% 720 \$2,500,000	1 80% 720 \$1,000,000 70% 720 \$2,000,000 75% 760 \$2,500,000 70% 720 \$2,500,000	1 80% 680 \$1,000,000 85% 720 \$1,500,000 90% 720 \$1,500,000 70% 720 \$2,000,000 60% 720 \$2,500,000 65% 720 \$3,000,000	1 80% 700 \$1,000,000 85% 720 \$1,500,000 90% 720 \$1,500,000 80% 740 \$2,000,000 70% 740 \$2,500,000 75% 740 \$3,000,000	1 70% 740 \$1,800,000	
Second Home - Cash-Out Refinance	1 65% 720 \$1,500,000 60% 720 \$2,000,000	1 60% 720 \$1,500,000 65% 720 \$2,000,000	1 70% 740 \$1,000,000 75% 760 \$1,500,000 70% 760 \$2,000,000 65% 760 \$2,500,000 60% 760 \$3,000,000	1 75% 700 \$1,000,000 80% 720 \$1,500,000 85% 720 \$1,500,000 70% 720 \$2,000,000 60% 720 \$2,500,000 65% 720 \$3,000,000	1 70% 720 \$1,500,000 75% 720 \$2,000,000	Not Permitted	
Investment - Purchase/Rate and Term	1-4 70% 740 \$1,000,000 Cash-Out 1-4 60% 740 \$1,500,000	1-4 70% 740 \$1,000,000 Cash-Out 1-4 60% 740 \$1,500,000	1 70% 720 \$1,000,000 75% 720 \$1,500,000 80% 720 \$2,000,000 65% 720 \$2,500,000 60% 720 \$3,000,000	1-4 70% 680 \$1,000,000 Cash-Out 1-4 65% 680 \$1,000,000 60% 720 \$1,500,000	1 P 80% 700 \$1,000,000 85% 720 \$1,500,000 90% 720 \$1,500,000 80% 740 \$2,000,000 70% 740 \$2,500,000 75% 740 \$3,000,000 80% 720 \$1,000,000 85% 720 \$1,000,000 90% 720 \$1,000,000 80% 740 \$2,000,000 70% 740 \$2,500,000 75% 740 \$3,000,000 80% 720 \$1,000,000 85% 720 \$1,000,000 90% 720 \$1,000,000 80% 740 \$2,000,000 70% 740 \$2,500,000 75% 740 \$3,000,000 80% 720 \$1,000,000 85% 720 \$1,000,000 90% 720 \$1,000,000	1 65% 760 \$1,800,000 60% 760 \$2,000,000	
DTI	Primary Residence: 45% for LTVs <80%, 36% for LTVs >80% Primary Residence: DTI < 45% < 49.99% requires residual income calc Investment Property: 38% Second Home: 40% ARM and 15-year term: 43%	Maximum DTI: 49.99% for Primary and Second Home Maximum DTI: 47% for Investment	Standard Maximum DTI: 45% Expanded DTI Maximum: 45.01-50% requires 30-year fixed, Primary/Second Home, Min Fico 740, Max LTV Vessel of 70% or 10% below rate identified in matrix, 2x reserve requirement	Maximum DTI: 49.99%	Maximum DTI of 50.00% with an AUS approval is eligible for the following: Primary residence Maximum CLTV 80.00% Maximum loan amount \$2,000,000 Borrowers not meeting the above criteria have a maximum DTI of 45.00% with an AUS approval/accept	Maximum: 43% Loan amount over \$1M Maximum: 41% Investment property maximum 40%	
Temporary Buydown Permitted?	2-1 and 1-0 Seller Funded. Primary Home purchases only.	Not Permitted	2-1 and 1-0 Seller Funded. Primary/Second Home purchases only.	2-1 and 1-0 Seller Funded. Primary/Second Home purchases only.	2-1, 1-1, and 1-0 Seller Funded. Primary purchases only. Min FICO 740. Max Loan Amount \$1,500,000	Not Permitted	
Self-Employment Requirements/Overlays	2-Years Personal/Business Returns YTD Profit and Loss and Balance Sheet on all Businesses. Secondary S/E Losses must be included in DTI. Additional 3 months Reserves	1-Tax returns per DULP findings. IE 1 year with >5 years Self-Employed. YTD Profit and Loss and Balance Sheet on all Businesses. Secondary S/E Losses not required to be accounted for if primary income to qualify is Non-SE.	2-Years Personal/Business Returns YTD Profit and Loss and Balance Sheet on all Businesses. Max LTV 80% Secondary S/E Losses >5% must be included in DTI.	1-Tax returns per DULP findings. IE 1 year with >5 years Self-Employed. YTD Profit and Loss and Balance Sheet on all Businesses. Secondary S/E Losses >5% of total income must be included in DTI. Secondary S/E guideline only applicable if qualifying with Non S/E earnings.	1-Tax returns per DULP findings. IE 1 year with >5 years Self-Employed. YTD Profit and Loss and Balance Sheet on all Businesses. Secondary S/E Losses not required to be accounted for if primary income to qualify is Non-SE.	2-Years Personal/Business Returns YTD Profit and Loss and Balance Sheet on all Businesses. Secondary S/E Losses must be included in DTI.	
Reserves	6-8 months dependent upon occupancy, LTV, loan amount and FTBH status Business funds require reduced LTV/additional reserves Additional Financed REO - additional 6 months per property.	6-18 months dependent upon occupancy, LTV, loan amount Business funds Allowed <80% LTV. Additional Financed REO - additional 6 months per property depending on number of financed properties	6-30 months dependent upon occupancy, LTV, loan amount and FTBH status Business funds Not allowed Additional Financed REO - additional 6 months per property depending on number of financed properties	6-12 months dependent upon occupancy, LTV, loan amount and FTBH status Business funds Not allowed Additional Financed REO - additional 6 months per property depending on number of financed properties	6-18 months dependent upon occupancy, LTV, loan amount. Additional Financed REO - additional 6-8 months per property	12-36 months dependent upon occupancy, units, LTV, loan amount and FTBH status Additional Financed REO - additional 2 months per property 24 months reserves required for cash-out refinances	
Maximum # Financed Properties	4	Per Fannie Mae Guidelines	4	Per Fannie Mae Guidelines	10	5 if owner occupied, 4 if NOO.	
Maximum Acreage	Up to 20 acres permitted	Up to 40 acres permitted	Up to 10 acres permitted	>10 requires Pre-Approval	Up to 5 zoned Commercial or Ag	Up to 20 acres. Cannot be Ag zoned	
Business Funds for Down Payment/Reserves	Permitted for down payment. Business funds not allowed for reserves	Permitted for down payment. Business funds not allowed for reserves	Permitted	Permitted for Down Payment. Not allowed for reserves	Permitted for down payment. Business funds not allowed for reserves	Permitted. Must be 100% owner and CPA letter required.	
Non-Occupant Borrowers with Blended Ratios	Not Permitted	Permitted in accordance with Fannie Mae guidelines. Must be an immediate family member	Not Permitted	Permitted in accordance with Fannie Mae guidelines. Must be an immediate family member	Permitted in accordance with Fannie Mae guidelines. Must be an immediate family member	Not Permitted	
Rental Income without a 2 Year Landlord History	Permitted	Permitted in accordance with Fannie Mae guidelines	Permitted	Permitted in accordance with Fannie Mae guidelines	Permitted in accordance with Fannie Mae guidelines	Permitted	
Asset Depletion with 3% ROR	Permitted	Permitted - follow Fannie Mae guidelines	Not Permitted	Not Permitted	Permitted - follow Fannie Mae guidelines	Not Permitted	
RSU as Income Source	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	
Delayed Financing (treated as R/T ref)	Permitted	Permitted as Cash-Out	Permitted	Permitted	Permitted as Cash-Out	Not Permitted	
Departure Residence Excluded from DTI if Pending sale.	Permitted with additional Reserves within 30 days of closing	Follow Fannie Mae guidelines	Permitted with additional reserve within 30 days of closing	Follow Fannie Mae Guidelines	Follow Fannie Mae guidelines	Permitted with additional reserves and Enhanced CBR score	