			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	Units Max LTV/CLTV/ FICO Loan Amo 70% 680 \$1,000,000	Units Max LTV/CLTV/ Max HCLTV FXC0 Loan Amo 90% 720 \$1,500,000	Max LTV/CLTV/	Max LTV/CLTV/ Max Units HCLTV FICO Loan Amo 89.99% 700 \$1.500.000	Units
Primary – Purchase or Rate/Term Refinance	150 740 51,500,000 50% 740 51,500,000 50% 700 51,500,000 70% 720 52,000,000 70% 720 52,000,000 70% 720 53,000,000 70% 760 53,000,000 70% 760 53,000,000 70% 760 53,000,000 70% 760 53,000,000 70% 760 53,500,000 70% 750 750,500,000 750 750,500,000 750 750,500,000 750 750,500,000 750 750,500,000 750 750,500,000 750,5	80% 700 \$1.550,000 1 80% 720 \$2.00,000 70% 720 \$2.00,000 70% 720 \$2.00,000 70% 700 \$3.000,000 60% 700 \$3.000,000 2 60% 720 \$1.500,000	80% 700 \$2,000,000 1 75% 740 \$2,000,000 1 70% 720 \$2,500,000 75% 780 \$3,000,000 75% 740 \$3,000,000 2 70% 720 \$2,000,000	75% 680 \$2,000,000 1 65% 660 \$2,000,000 80% 720 \$2,500,000 80% 740 \$3,000,000 80% 740 \$3,000,000 80% 660 \$1,000,000 2 65% 660 \$1,000,000 660% 660 \$1,000,000	89 99% 720 \$2,000,000 80% 720 \$2,000,000 80% 740 \$3,000,000 80 49% 740 \$3,000,000 84 99% 740 \$2,000,000 2 75% 740 \$2,000,000 75% 740 \$3,000,000	1.2 75% 720 \$2,000,000 1.2 75% 760 \$3,000,000 75% 760 \$3,000,000 3.4 75% 760 \$3,000,000 65% 760 \$3,000,000
Primary – Purchase FTHB	Max loan amount \$1,500,000 (restrictions apply for loan amounts >\$1,000,000 - \$1,500,000. Max DTI 36%	No Restriction	Max loan amount \$1,500,000 (additional reserve requirements.	Max loan amount \$1,500,000 (additional reserve requirements.	No Restriction	No Restriction
Primary – Cash-Out Refinance	70% 720 \$1,000,000 65% 700 \$1,000,000 1 65% 700 \$1,000,000 65% 700 \$1,000,000 65% 720 \$2,000,000 65% 720 \$2,000,000 2 66% 720 \$1,000,000	1 69% 700 \$1,000,000 69% 720 \$1,500,000 69% 720 \$2,000,000 2 60% 720 \$2,000,000 2 60% 720 \$1,000,000	80% 720 \$1,000,000 75% 700 \$1,000,000 80% 740 \$1,500,000 75% 720 \$1,500,000 1 60% 680 \$1,500,000 75% 760 \$2,000,000 70% 740 \$2,000,000 70% 740 \$2,000,000 70% 740 \$2,000,000	75% 660 \$1,000,000 1 70% 680 \$1,000,000 80% 770 \$2,000,000 55% 660 \$2,000,000 2 70% 680 \$1,000,000 2 55% 660 \$1,000,000	80% 700 \$1,000,000 80% 770 \$1,000,000 80% 740 \$1,000,000 70% 740 \$3,000,000 70% 740 \$3,000,000 70% 770 \$1,000,000 70% 770 \$1,000,000 70% 7740 \$2,000,000	1-2 65% 740 \$1,000,000 60% 740 \$1,000,000
	*Cash-out amount of up to \$500,000 permitted.	No cash-out limit	*Cash-out amount of \$350,000 to \$500,000 permitted. Loan amount dependent.	*Cash-out amount of \$350,000 to \$500,000 permitted. Loan amount dependent.	*Cash-out amount of up to \$500,000 permitted.	*Cash-out amount of up to \$350,000 permitted.
Second Home - Purchase	1 80% 720 \$1,000,000 70% 720 \$2,500,000	1 80% 720 \$2,000,000 70% 720 \$2,500,000	80% 720 \$1,500,000 75% 720 \$2,000,000 75% 760 \$2,000,000 70% 720 \$2,500,000	80% 660 \$1,000,000 70% 680 \$1,500,000 1 55% 700 \$2,000,000 80% 720 \$2,500,000 80% 740 \$3,000,000	80% 700 \$1,500,000 1 80% 720 \$2,000,000 75% 740 \$3,000,000	1 70% 740 \$1,500,000
Second Home – Cash- Out Refinance	1 60% 720 \$1,500,000 50% 720 \$2,000,000	1 60% 720 \$1,500,000 50% 720 \$2,000,000	70% 740 \$1,000,000 65% 720 \$1,000,000 1 70% 760 \$2,000,000 65% 740 \$2,000,000 65% 760 \$2,000,000 65% 760 \$2,500,000	1 75% 700 \$1,000,000 1 65% 700 \$1,500,000 75% 740 \$2,000,000	1 70% 720 \$1,500,000 70% 740 \$2,000,000	Not Permitted
	**Cash-out amount of up to \$500,000 permitted	"No cash-out limit	*Cash-out amount of up to \$350,000 permitted	*Cash-out amount of \$350,000 to \$500,000 permitted. Loan amount dependent.	*Cash-out amount of up to \$500,000 permitted.	
Investment - Purchase/Rate and Term	Purchase/Rate and Term 1.4 70% 70% 1.500,000 Cash-Out 1.4 60% 740 \$1,500,000	Purchase/Rate and Term 1.4 70% 740 \$1,500,000 Cash-Out 1.4 60% 740 \$1,500,000	70% 720 \$1,000,000 1 70% 740 \$1,000,000 70% 760 \$2,000,000 65% 720 \$1,000,000 65% 740 \$1,500,000 65% 760 \$2,000,000	1.4 70% 680 \$1,000,000 65% 680 \$1,500,000 Casth-Out 1.4 65% 680 \$1,000,000 60% 720 \$1,500,000	80% 700 \$1,000,000 80% 720 \$1,500,000 80% 740 \$2,000,000 75% 740 \$2,500,000 75% 700 \$1,000,000 1 R/T 75% 702 \$1,000,000	1 65% 760 \$1,500,000 65% 760 \$1,500,000
			60% 740 \$2,000,000		75% 740 \$2,500,000 2 70% 700 \$1,000,000 2 70% 740 \$2,500,000 70% 740 \$2,500,000 Cash-0t 740 \$1,500,000 1 70% 740 \$1,500,000 2 65% 740 \$1,500,000	
ІТО	-Pimary Residence: 45% for LTVs 580%, 36% for LTVs 580%, 36% for LTVs 540% -Primary Residence: DTI > 45% 5.49.99% requires residual income calc +Investment Property 38% -Second Home: 40% -ARM and 15-year form: 43%	-Maximum DT: 49 99% for Primary and Second Home -Maximum DT: 47% for Investment	-Standard Maximum DT L 49% -Expanded DTI Maximum 45 01-50% requires 30-year fixed, Primary/Second Home. Min Fico-740. Max LTV lesser of 70% or 10% below max identified in matrix. 2x reserve requirement	-Maximum DT: 49.99%	-*Makairum DTI of 50.00% with an AUS approve/accept is eligible for the following: of-himary residence of Maximum CLT V8.00.00% of Maximum has a mount \$2.000,000 of Maximum has a mount \$2.000,000 of Scenarios not meeting the above criteria have a maximum DTI of 45.00% with an AUS approve/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. PrimarylSecond 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	Q-Yeans Personalituriens Return VTD Protia and cus and Balance Sheet on all Businesses. **Secondary Sit Losses must be included in DTI. *Additional 3 months Reserves	*Tax return per DULP findings. IE 1 year with >5 years Self-Employed. **TD Profit and Loss and Blance Sheet on all Businesses. **Secondary SEL Loss not required to be accounted for if primary income to qualify is Non-S/E.	Nears Personal Business Relating VID Protit and Loss and Balance Sheet on all Businesses. Max LTV 80% Secondary SHE Losses >5% must be included in DTI.	Tax returns per DU findings. IE 1 year with >6 years Self- Employed. **YID Profit and Loss and Balance Sheet on all Businesses. **Secondary SE Losses >9% for fost lancome must be included in DTI. Secondary SE guideline only applicable if qualifying with Non SE earnings.	Tax return per DULP findings. IE 1 year with >6 years Self-Employed. **YID Profit and Loss and Balance Sheet on all Businesses. **Secondary SE Loss not required to be accounted for if primary income to qualify is Non-SE.	Q-Years Personal Business Returns VTD Profits and cuss and Bilance Seet on all Businesses. *Secondary SE Losses must be included in DTI.
Reserves	6-48 months dependent upon occupancy, LTV, loan amount and FTHB status Business Indo require reduced LTV/additional reserves Additional Financed REO – additional 6 months per property.	6-18 months dependent upon occupancy, LTV, loan amount. Additional Financed REO – additional 6 months per property	6-30 months dependent upon occupancy, LTV, loan amount and FTH States Business funds Allowed 40% LTV. Additional Fanned RED - additional filmorths per property depending on number of financed properties	6-12 months dependent upon occupancy, LTV, loan amount and FTHB 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, ban amount and FTHB status Additional Franced 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 if zoned Commercial or Ag.	Up to 20 acres, Cannot be Ag zoned
Business Funds for Down Payment/Reserves Non-Occupant Borrowers with Blended	Permitted	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.
Ratios Rental Income without a 2 Year	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 Asset Depletion with 3% ROR	Permitted	Permitted in accordance with Fannie Mae guidelines	Permitted	Permitted in accordance with Fannie Mae guidelines	Permitted in accordance with Fannie Mae guidelines	Permitted
	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 refi)	Permitted	Permitted as Cash-Out	Permitted	Permitted	Permitted as Cash-Out	Not Permitted
Departure Residence Excluded from						
DEPARTURE RESIDENCE EXCLUDED FROM DTI If Pending sale.	Permitted with additional Reserves within 30 days of closing.	Follow Fannie Mae guidelines	Permitted with additional reservse within 30 days of closing	Follow Fannie Mae Guidelines	Follow Fannie Mae guidelines	Permitted with additional reserves and Enhanced CBR score