

Windsor Mortgage Prime Jumbo

Windsor Mortgage Prime Jumbo																					
	Prime Jumbo 1				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				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, 20, 25, 30 year fixed				15, 30 year fixed, 5/6, 7/6, and 10/6 SOFR ARM				
Occupancy/ Transaction Type	Units	Max LTV/CLTV/ HCLTV	FICO	Max Loan Amount	Units	Max LTV/CLTV/ HCLTV	FICO	Max Loan Amount	Units	Max LTV/CLTV/ HCLTV	FICO	Max Loan Amount	Units	Max LTV/CLTV/ HCLTV	FICO	Max Loan Amount	Units	Max LTV/CLTV/ HCLTV	FICO	Max Loan Amount	
Primary – Purchase or Rate/Term Refinance	1	85%	740	\$1,000,000	1	90%	720	\$1,500,000	1	80%	660	\$1,500,000	1	70%	680	\$1,000,000	1-2	80%	720	\$1,000,000	
		80%	700	\$1,500,000		80%	700	\$2,000,000		75%	680	\$2,000,000		80%	700	\$1,500,000		75%	720	\$2,000,000	
		75%	720	\$2,000,000		75%	740	\$2,500,000		65%	660	\$2,000,000		75%	720	\$2,000,000		70%	760	\$3,000,000	
	2	70%	720	\$2,500,000	2	70%	720	\$3,000,000	2	80%	720	\$2,500,000	2	75%	720	\$2,000,000	3-4	75%	760	\$3,000,000	
		65%	700	\$1,000,000		70%	740	\$3,000,000		80%	740	\$3,000,000		65%	700	\$1,000,000		70%	720	\$2,000,000	
		60%	720	\$1,500,000		70%	720	\$2,000,000		60%	660	\$1,500,000		65%	680	\$1,500,000		65%	760	\$3,000,000	
Primary – Purchase FTBH	Max loan amount \$1,500,000 (restrictions apply for loan amounts >\$1,000,000 - \$1,500,000. Max DTI 36%)				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	1	70%*	720	\$1,000,000	1	80%	720	\$1,000,000	1	75%	680	\$1,000,000	1	65%	700	\$1,000,000	1-2	85%	740	\$1,000,000	
		65%*	700	\$1,000,000		75%	700	\$1,000,000		70%	680	\$1,500,000		65%	720	\$1,500,000		60%	740	\$1,500,000	
		60%*	720	\$2,000,000		80%	740	\$1,500,000		80%	720	\$2,000,000		60%	720	\$2,000,000		60%	720	\$1,000,000	
	2	60%*	700	\$1,000,000	1	60%	680	\$1,500,000	2	70%	680	\$1,000,000	2	60%	680	\$1,000,000					
		60%*	700	\$1,000,000		75%	760	\$2,000,000		55%	660	\$1,500,000									
		60%*	700	\$1,000,000		70%	740	\$2,000,000		65%	740	\$2,500,000									
*Cash-out amount of up to \$500,000 permitted.				*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.				No cash-out limit				*Cash-out amount of up to \$350,000 permitted.					
Second Home - Purchase	1	80%	720	\$1,000,000	1	80%	720	\$1,000,000	1	80%	680	\$1,000,000	1	80%	720	\$1,000,000	1	70%	740	\$1,500,000	
Second Home – Cash-Out Refinance	1	60%*	740	\$1,500,000	1	70%	740	\$1,000,000	1	75%	700	\$1,000,000	1	60%	720	\$1,500,000					
		50%**	740	\$2,000,000		65%	760	\$2,500,000		70%	760	\$2,000,000		50%	720	\$2,000,000					
		50%**	740	\$2,000,000		70%	760	\$2,500,000		75%	740	\$2,000,000									
	*Cash-out amount of up to \$500,000 permitted				*Cash-out amount of up to \$350,000 permitted				*Cash-out amount of \$350,000 to \$500,000 permitted. Loan amount dependent.				*No cash-out limit								
	**Cash-out amount of up to \$750,000 permitted																				
	Investment - Purchase/Rate and Term	1-4	70%	740	\$1,500,000	1	70%	740	\$1,500,000	1-4	70%	680	\$1,000,000	Not Available				1	65%	760	\$1,500,000
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%				*Standard Maximum DTI: 45% *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 DTI: 49.99%				*Maximum DTI: 49.99%				<input type="checkbox"/> Maximum: 43% <input type="checkbox"/> Loan amount over \$1M Maximum: 41% <input type="checkbox"/> Investment property maximum 40%				
	2-1 and 1-0 Seller Funded. Primary Home purchases only.				2-1 and 1-0 Seller Funded. Primary/Second Home purchases only.				2-1 and 1-0 Seller Funded. Primary/Second Home purchases only.				Not Permitted				Not Permitted				
	*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				*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.				*Tax returns per DU findings. I/E 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.				*Tax returns per DU/LP findings. I/E 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-S/E.				*2-Years Personal/Business Returns *YTD Profit and Loss and Balance Sheet on all Businesses. *Secondary S/E Losses must be included in DTI.				
	<input type="checkbox"/> 6-48 months dependent upon occupancy, LTV, loan amount and FTBH status <input type="checkbox"/> Business funds require reduced LTV/additional reserves <input type="checkbox"/> Additional Financed REO – additional 6 months per property.				<input type="checkbox"/> 6-30 months dependent upon occupancy, LTV, loan amount and FTBH status <input type="checkbox"/> Business funds Allowed <80% LTV. <input type="checkbox"/> Additional Financed REO – additional 6 months per property depending on number of financed properties				<input type="checkbox"/> 6-12 months dependent upon occupancy, LTV, loan amount and FTBH status <input type="checkbox"/> Business funds Not allowed <input type="checkbox"/> Additional Financed REO – additional 6 months per property depending on number of financed properties				<input type="checkbox"/> 6-12 months dependent upon occupancy, LTV, loan amount. <input type="checkbox"/> Additional Financed REO – additional 6 months per property				<input type="checkbox"/> 12-36 months dependent upon occupancy, units, LTV, loan amount and FTBH status <input type="checkbox"/> Additional Financed REO – additional 2 months per property <input type="checkbox"/> 24 months reserves required for cash-out refinances				
	Maximum # Financed Properties: 4				Maximum # Financed Properties: 4				Maximum # Financed Properties: Per Fannie Mae Guidelines				Maximum # Financed Properties: Per Fannie Mae Guidelines				Maximum # Financed Properties: 5 if owner occupied, 4 if NOO.				
	Maximum Acreage: Up to 20 acres permitted				Maximum Acreage: Up to 10 acres permitted				Maximum Acreage: >10 requires Pre-Approval				Maximum Acreage: Up to 40 acres permitted				Maximum Acreage: Up to 20 acres, Cannot be Ag zoned				
Business Funds for Down Payment/Reserves: Permitted				Business Funds for Down Payment/Reserves: Permitted				Business Funds for Down Payment/Reserves: Permitted for Down Payment. Not allowed for reserves				Business Funds for Down Payment/Reserves: Permitted for down payment. Business funds not allowed for reserves				Business Funds for Down Payment/Reserves: Permitted. Must be 100% owner and CPA letter required.					
Non-Occupant Borrowers with Blended Ratios: Not Permitted				Non-Occupant Borrowers with Blended Ratios: Not Permitted				Non-Occupant Borrowers with Blended Ratios: Permitted in accordance with Fannie Mae guidelines. Must be an immediate family member				Non-Occupant Borrowers with Blended Ratios: Permitted in accordance with Fannie Mae guidelines. Must be an immediate family member				Non-Occupant Borrowers with Blended Ratios: Not Permitted					
Rental Income without a 2 Year Landlord History: Permitted				Rental Income without a 2 Year Landlord History: Permitted				Rental Income without a 2 Year Landlord History: Permitted in accordance with Fannie Mae guidelines				Rental Income without a 2 Year Landlord History: Permitted in accordance with Fannie Mae guidelines				Rental Income without a 2 Year Landlord History: Permitted					
Asset Depletion with 3% ROR: Permitted				Asset Depletion with 3% ROR: Not Permitted				Asset Depletion with 3% ROR: Not Permitted				Asset Depletion with 3% ROR: Permitted – follow Fannie Mae guidelines				Asset Depletion with 3% ROR: Not Permitted					
RSU as Income Source: Permitted				RSU as Income Source: Permitted				RSU as Income Source: Permitted				RSU as Income Source: Permitted				RSU as Income Source: Permitted					
Delayed Financing (treated as R/T refi): Permitted				Delayed Financing (treated as R/T refi): Permitted				Delayed Financing (treated as R/T refi): Permitted				Delayed Financing (treated as R/T refi): Permitted as Cash-Out				Delayed Financing (treated as R/T refi): Not Permitted					
Departure Residence Excluded from DTI if Pending sale: Permitted with additional Reserves within 30 days of closing.				Departure Residence Excluded from DTI if Pending sale: Permitted with additional reserve within 30 days of closing				Departure Residence Excluded from DTI if Pending sale: Follow Fannie Mae Guidelines				Departure Residence Excluded from DTI if Pending sale: Follow Fannie Mae guidelines				Departure Residence Excluded from DTI if Pending sale: Permitted with additional reserves and Enhanced CBR score					