



# Jumbo Product Comparison Matrix

Information deemed reliable but not guaranteed. Restrictions may apply, see "Product Guidelines" for complete requirements.

Eff. 10.09.23 | Rev. 10.09.23

Features	Jumbo Nitro XL	Jumbo Nitro Plus	Jumbo Nitro
<b>Loan Programs</b>	901DI: Jumbo Nitro XL 30 Year Fixed 9106DI: Jumbo Nitro XL 10/6 ARM	901EM: Jumbo Nitro Plus 30 Year Fixed 901EM-BD: Jumbo Nitro Plus 30 Year Fixed 2:1 Buydown 901EM-BD10: Jumbo Nitro Plus 30 Year Fixed 1:0 Buydown 901EM-IO: Jumbo Nitro Plus 30 Year Fixed Interest Only 915EM: Jumbo Nitro Plus 15 Year Fixed 9106EM: Jumbo Nitro Plus 10/6 ARM	901SP: Jumbo Nitro 30 Year Fixed 901SP-BD: Jumbo Nitro 30 Year Fixed 2:1 Buydown 901SP-BD10: Jumbo Nitro 30 Year Fixed 1:0 Buydown 915SP: Jumbo Nitro 15 Year Fixed 9106SP: Jumbo Nitro 10/6 ARM
<b>Loan Type</b>	Purchase, Rate/Term Refi, & Cash-out Refi	Purchase, Rate/Term Refi, & Cash-out Refi	Purchase, Rate/Term Refi, & Cash-out Refi
<b>Loan Terms</b>	30 year fixed, 10/6 ARM	15, 30 year fixed, 10/6 ARM 30 year fixed Interest Only 30 year 2:1 or 1:0 Temporary Buydown	15, 30 year fixed, 10/6 ARM 30 year 2:1 or 1:0 Temporary Buydown
<b>Max LTV with Loan Amount - Purchase Rate &amp; Term</b>	90% up to \$1,500,000 (Purchase) 85% up to \$2,000,000 (Rate/Term Refi)	89.99% up to \$2,000,000	80% up to \$3,000,000
<b>Max LTV with Loan Amount - Cash-out Refi</b>	80% up to \$1,000,000	80% up to \$3,000,000	80% up to \$2,000,000
<b>Max Loan Amount</b>	\$3,500,000 - Primary   \$2,000,000 - Second & Investment	\$3,000,000 - Primary & Second   \$2,000,000 Investment	\$3,000,000 Primary & Second   \$1,500,000 Investment
<b>Min Credit Score</b>	660 min FICO – Purchase & Rate/Term Refi 680 min FICO – Cash-out Refi	660 min FICO – Purchase & Rate/Term Refi 680 min FICO – Cash-out Refi	660 min FICO – Purchase & Rate/Term Refi 660 min FICO – Cash-out Refi
<b>DTI</b>	Determined by AUS, 50% max	Fixed & ARM: Determined by AUS, max 45% Interest Only: Determined by AUS, max 43%	Determined by AUS, 49.99% max
<b>Cash Out Proceeds</b>	No max cash-out limits	No max cash-out limits	≤ \$1,500,000 loan amount: \$350,000 > \$1,500,000 loan amount: \$500,000
<b>Minimum Loan Amount</b>	\$400,000	\$400,000	\$400,000
<b>Interest Only Restrictions</b>	Ineligible	Primary Residence & Second Home only > 80 LTV/CLTV ineligible	Ineligible
<b>Property Types</b>	SFR   PUD   Condo (warrantable) 2-4 Unit (Primary & Investment only)	SFR   2-4 Unit   PUD   Condo (warrantable)	SFR   PUD   Condo (warrantable & non-warrantable) 2-4 Unit (Primary & Investment only)
<b>Reserves</b>	Greater of AUS or: ≤ \$1,000,000: Follow AUS   > \$1,000,000 - ≤ \$2,000,000: 3 mos > \$2,000,000 - ≤ \$3,000,000: 6 mos   > \$3,000,000: 12 mos LTV/CLTV > 80%: 6 mos *Cash out proceeds ineligible*	Greater of AUS or: ≤ \$2,000,000: Follow AUS Primary & Second Home Purchase & Rate/Term Refi: > \$2,000,000 - ≤ \$2,500,000: 12 mos   > \$2,500,000 - ≤ \$3,000,000: 18 mos Primary & Second Home Cash-out Refi > \$2,000,000: 18 mos Investment Properties > \$2,000,000: 12 mos Interest Only: > \$2,000,000: 24 mos *Business funds and gift funds ineligible*	Greater of DU or: Primary: ≤ \$1,000,000 - 6 mos   > \$1,000,000 - ≤ \$2,000,000 - 9 mos   > \$2,000,000 - 12 mos   2 units - 12 mos Second Home: ≤ \$2,000,000 - 9 mos   > \$2,000,000 - 12 mos Investment: 12 mos *Cash out proceeds, business funds & gift funds ineligible*
<b>Eligible Borrowers</b>	US Citizen   Permanent Res   Non-Permanent Res	US Citizen   Permanent Res   Non-Permanent Res	US Citizen   Permanent Res   Non-Permanent Res
<b>FTHB</b>	Follow Agency	Follow Agency	Primary and Second home only, \$1.5MM max, if living rent free must meet addtn'l tradeline requirements
<b>Geo Limitations</b>	US Territories & Texas 50 (a)(6) ineligible	US Territories and Texas 50(a)(6) and (f)(2) Transactions ineligible	US Territories & Texas 50 (a)(6) ineligible
<b>Interested Party Contributions</b>	Follow Agency	Follow Agency	Follow FNMA
<b>Number of Financed Properties</b>	Follow Agency	Follow Agency	Follow DU findings
<b>Temporary Buydown</b>	Ineligible	Eligible, follow Agency	2-1 and 1-0 permitted, Fixed rate & Purchase transactions only, Investment ineligible
<b>QM</b>	Must be QM eligible: Safe Harbor and Rebuttable Presumption	Must be QM eligible: Safe Harbor and Rebuttable Presumption	Must be QM eligible: Safe Harbor and Rebuttable Presumption
<b>AUS</b>	DU or LPA Approve/Accept finding	DU or LPA Approve/Accept finding	DU Approve finding, LPA ineligible
<b>PROPERTY</b>			
<b>Appraisal</b>	≤ \$1,500,000: 1 appsl & secondary valuation   > \$1,500,000: 2 appsls	≤ \$1,500,000: 1 appsl   > \$1,500,000: 2 appsls	≤ \$1,500,000: 1 appsl & secondary valuation   > \$1,500,000: 2 appsls
<b>Secondary Valuation Options</b>	Secondary Valuation: CU ≤ 2.5, no secondary valuation required   CU > 2.5 or indeterminate: Enhanced Desk Review within -10% or 2nd full appsl	NA	Secondary Valuation: CU ≤ 2.5, no secondary valuation required   CU > 2.5 or indeterminate: CCA/ARR w/in -10% or field review w/in -10% or 2nd full appsl
<b>Condo Approval</b>	Follow Agency	Follow Agency	Warrantable and Non-Warrantable NW 10% LTV reduction, 30 fixed only, Investment ineligible NW Features (only 1 NW feature permitted): Commercial Space - > 35% - ≤ 50%   Presale - ≥ 30% sold or under contract   Budget - < 10% reserves allowed with conditions   One Entity Ownership - up to 25% for projects w/ 10+ units
<b>Declining Market</b>	No limitations	No limitations	LTV/CLTV reduced by 10%
<b>Acreage</b>	25 acres max	25 acres max	25 acres max Rural > 10 acres must have 3 comps w/similar acreage
<b>CREDIT</b>			
<b>Scores</b>	At least 1 score required   Lowest middle is decision score	At least 1 score required   Lowest middle is decision score	2 scores required   Lowest middle is decision score   Rapid rescore not allowed
<b>Tradelines</b>	Follow AUS	Follow AUS	Follow DU findings
<b>Housing History</b>	Follow AUS	Follow AUS	Mortgage: 0x30x12, 0x60x24   Rent: 0x30x12
<b>Collections</b>	Follow Agency	Follow Agency	Follow FNMA



# Jumbo Product Comparison Matrix

Information deemed reliable but not guaranteed. Restrictions may apply, see "Product Guidelines" for complete requirements.

Eff. 10.09.23 | Rev. 10.09.23

Features	Jumbo Nitro XL	Jumbo Nitro Plus	Jumbo Nitro
<b>Derog Credit Seasoning (BK,SS,FC,DIL)</b>	Follow AUS	7 yrs seasoning	Follow DU, extenuating circumstances prohibited Credit events seasoned < 7 years require 0x30x24 and no mortgage lates since credit event Multiple credit events not permitted
<b>Forbearance</b>	Follow AUS	must have exited, not in a repayment plan, current and made 6 timely payments	6 mos seasoning, no skipped payments during forbearance period Applies to all current and previously owned properties
<b>INCOME</b>			
<b>Employment and Income Documentation</b>	Follow Agency	Follow Agency	Follow DU findings
<b>Tax Transcripts</b>	Required for all borrowers whose income is used to qualify	Required for all borrowers whose income is used to qualify	Required for all borrowers whose income is used to qualify
<b>Self Employed</b>	Follow Agency	Follow Agency	Follow DU findings   P&L through most recent quarter required
<b>Other Income</b>	Follow Agency	Follow Agency	Follow FNMA
<b>Employment Gap</b>	Follow Agency	Follow Agency	Follow FNMA
<b>Conversion of Departing Residence</b>	Follow Agency	Follow Agency	Follow FNMA
<b>ASSETS</b>			
<b>Borrower Funds</b>	Follow Agency	Follow Agency	Follow DU
<b>Business Assets</b>	Follow Agency	Not permitted as reserves	Not permitted as reserves
<b>Gift Funds</b>	Follow Agency	Follow Agency	Not permitted as reserves
<b>Gifts of Equity</b>	Follow Agency	Ineligible	Ineligible