## Arc Home Jumbo Loan Program Matrix Jumbo Prime-1



Purcha	Fi se/Rate & Term Refin		Amortizing Arm	s (30 Year Fixed,	15 Year Fixed*, 5/6m A	.RM*, 7/6m ARM	, 10/6m ARM*)  Cash-Out Refin	ance	10		
Occupancy-Units	Maximum Loan	Maximum LTV /	Minimum Credit	Months	0	Maximum Loan		Minimum Credit	Months	Mandanian Coats Out	
Occupancy-Onics	Amount	CLTV	Score	Reserves	Occupancy - Units	Amount	Maximum LTV / CLTV	Score	Reserves	Maximum Cash Out	
	\$2,000,000	89.99%/89.99%*	680	12		\$2,000,000	89.99%/89.99%	740	12	500k	
Primary 1 Unit	\$2,000,000	80%/80%	660	6	Primary 1 Unit	\$2,000,000	80%/80%	680	6	500k	
•	\$2,500,000	80%/80%	720	12		\$3,000,000	80%/80%	740	18	500k	
Delevery 2 Allela	\$3,000,000	80%/80%	740	18	Delevery 2 4 Help	£2,000,000	750/ /750/	700		FOOL	
Primary 2 - 4 Unit	\$2,000,000	80%/80%	700	6	Primary 2-4 Unit	\$2,000,000	75%/75%	700	6	500k 350k	
Second Home 1 Unit	\$2,000,000	89.99%/89.99% 80%/80%	680 660	12 6	Second Home 1 Unit	\$2,000,000	75%/75% 75%75%	700	12	350k 350k	
			720			\$3,000,000	/5%/5%	740	18	35UK	
	\$2,500,000	80%/80%	740	12	1 Onit						
	\$3,000,000	80%/80%	680	18 12		\$1,000,000	75%/75%	680	12	350k	
Non-Owner Occupied 1 Unit	\$2,000,000	80%/80% 70%/70%	660	12	NOO - 1 Unit	\$2,000,000	70%/70%	680	12	350k	
Non-Owner Occupied 1 Onit	\$2,500,000	75%/75%	720	12	NOO-10IIIL	\$2,000,000	75%/75%	720	12	350k	
	\$2,000,000	65%/65%	660	12		\$1,000,000	70%/70%	680	12	350k	
Non-Owner Occupied 2-4 Unit	\$2,000,000	75%/75%	680	12	NOO 2-4 Unit	\$2,000,000	65%/65%	680	12	350k	
non owner occupied 2 4 own	\$2,500,000	70%/70%	720	12		\$2,000,000	70%/70%	720	12	350k	
		7070/7070	720	12	-	\$2,000,000	7070/7070	720	12	330k	
30 year Fixed Rate only for greater than 8	0% LIV/CLIV.		Program Highli	ghts - Refer to G	uidelines for all Require	ements					
Harden odda -	CLTV must be calcu	lated using the unpa		_	•		y HELOCs(whether or not	funds have been d	rawn)		
Underwriting	Loans must be und	erwritten manually to	o the Arc Home guid	delines. For item	s not addressed in the g	uidelines please c	ontact your sales represe	entative.			
Mortgage Insurance	No PMI Allowed.										
Minimum Loan Amount	Must be \$1 over th	e current one-unit co	onforming loan limit								
DTI	Maximum 43%.	-	-		-	-	-				
	IVIAXIIIIUIII 4376.										
Minimum Credit Requirements					of 2 credit scores. East the past 24 months.	borrower must ha	ve a minimum of 3 open	trade lines active fo	or the past 24	1 months. For	
Eligible Property Type											
	Single family, PUD,	Condo (Agency eligib	ole), and 2-4 Units								
Declining Property Values											
	Reduce maximum I	LTV/CLTV by 10%, ma	ax 80% LTV/CLTV for	any property lo	cated in an area of decli	ning property valu	es as reported by apprai	ser.			
Condominium Restrictions	Fannie Mae or Fred	ddie Mac warrantable	e condominiums. M	1inimum 400 sq f	t.						
State Restrictions	Fannie Mae or Freddie Mac warrantable condominiums. Minimum 400 sq ft.  Wholesale and Retail: Hawaii, Guam, Puerto Rico, and US Virgin Islands not allowed. Texas cash out not allowed.										
	NonDelegated Corr	respondent: Hawaii,	Guam, Puerto Rico	and US Virgin Isl	ands not allowed. Texa	s cash out not allo	wed.				
Appraisal Restrictions	2 Full Appraisals re	quired for loan amοι	unts >\$1.5MM.								
Rate & Term Refinance	Cash out must be t	he lower of \$2,000 o	r 1% of the new loa	n amount							
Cash-Out Refinance	Maximum cash out										
New Subordinate Financing											
Fived Pate I are Tarms			reimance transactio	only up to m	aximum LTV, CLTV, HLT\	as per matrix					
Fixed Rate Loan Terms	15 and 30 year full	y amortizing.									
Fully Amortizing ARM Types	5yr/6m: 2/1/5 (Init	tial, Periodic, Lifetime	e), 7yr/6m and 10yr,	/6m: 5/1/5 (Initi	al, Periodic, Lifetime)						
ARM Margin	2.75										
ARM Index	30 Day Average SO	FR Index as published	d by the New York F	ederal Reserve.							
Rate Caps					al, Periodic, Lifetime)						
ARM Qualification (Fully Amortizing)	5yr/6m ARM qualif		naximum potential I			lly indexed rate. 7	'yr/6m and 10yr/6m ARN	ብ's qualified at the የ	nigher of the	Note rate or the fully	
Interest Only	Not eligible		-		-	-	-				
Balloon	Not eligible										
First Time Home Buyer	Not eligible  Owner occupied only; 12 months PITI Reserves; max 43% DTI One Unit: Max \$1,500,000 loan amount, Maximum 80% LTV/CLTV, and minimum Credit Score of 660. 2-4 Unit: Max \$1,500,000 loan amount, Maximum 75% LTV/CLTV and minimum Credit Score of 700.										
Seller Contributions	Maximum 6% of sa	les price for owner o	ccupied and second	I homes. Maxim	um 2% for non-owner o	ccupied.					
Higher Priced Covered Transactions	Not allowed										
Prepayment Penalty	Not allowed										
Escrow Holdback											
	Not allowed										

Not allowed

## Arc Home Jumbo Loan Program Matrix Jumbo Prime-2



	Fixed Rate and Fully Am /Rate & Term Refinance						Cash-Out Refin	ance		
Occupancy-Units	Maximum Loan	Maximum LTV /	Minimum	Months	Occupancy - Units	Maximum Loan	Maximum LTV /	Minimum Credit	Months	Maximum Cash
	Amount \$1,000,000	CLTV 89.99%/89.99%*	720	Reserves 12	occupancy - onits	Amount \$1,500,000	CLTV 80%/80%	Score 740	Reserves 15	Out 350K
		89.99%/89.99%*	720	18	Primary 1 Unit	\$2,000,000	75%/75%	760	15	500k
	\$1,500,000	80%/80%	700	12		\$2,500,000	70%/70%	760	24	500k
Primary 1 Unit	\$2,000,000 \$2,500,000	80%/80% 75%/75%	700 740	15 24						
	\$2,500,000	70%/70%	720	24						
	\$3,000,000	70%/70%	740	24						
Primary 2 -Unit	\$1,000,000 \$1,500,000	70%/70% 70%/70%	700 720	12 12						
	\$2,000,000	70%/70%	720	15						
Primary 3 - 4 Unit	\$1,000,000	65%/65%	720	12						
<u> </u>	\$1,500,000 \$1,000,000	60%/60% 80%/80%	720 720	12 12		\$1,000,000	70%/70%	740	12	350k
	\$1,500,000	80%/80%	740	18	Second Home 1 Unit	\$2,000,000	70%/70%	760	15	350k
Second Home 1 Unit	\$2,000,000	75%/75%	720	18	TONIC	\$2,500,000	65%/65%	780	24	350k
	\$2,500,000 \$2,500,000	75%/75% 70%/70%	760 720	30 30						
	\$3,000,000	60%/60%	740	30						
Non Owner Committed 4 H	\$1,000,000	70%/70%	720	12						
Non-Owner Occupied 1 Unit	\$1,500,000 \$2,000,000	70%/70% 60%/60%	740 740	18 24	-					
Non-Owner Occupied 2-4 Unit	\$2,000,000	65%/65%	760	24						
* Purchase transactions only eligible for greater										
LTV/CLTV. Maximum 80% LTV for Self-Employe Underwriting	CLTV must be calcula	ited using the unpai	d principal baland	ce on all close	elines for all Requirement d subordinate financing items not addressed in	and full amount of			een drawn)	
Mortgage Insurance	No PMI Allowed.									
Minimum Loan Amount	Must be \$1 over the	current one-unit co	nforming loan lim	nit.						
DTI	Maximum 43%.									
Minimum Credit Requirements	Non traditional credit not acceptable. All borrowers must have a minimum of 2 credit scores. East borrower must have a minimum of 3 open trade lines active for the past 24 months. I borrowers with mortgage or rental history borrower must have 0x30 lates in the past 24 months.									
Eligible Property Type	Single family, PUD, Co	ondo (Agency eligib	le), and 2-4 Units							
Declining Property Values	Reduce maximum LT	V/CLTV by 10%, ma	x 80% LTV/CLTV f	or any proper	ty located in an area of	declining property v	values as reported by	appraiser.		
Condominium Restrictions	Fannie Mae or Freddi	ie Mac warrantable	condominiums.	Minimum 400	sq ft.; Max 80% LTV					
State Restrictions				-	ls not allowed. Texas ca		allowed.			
Appraisal Restrictions	2 Full Appraisals requ									
Rate & Term Refinance	Cash out must be the			an amount						
Cash-Out Refinance	Maximum cash out p	er matrix								
New Subordinate Financing	Permitted on purchas	co and rato & torm i	rofinanco trancac	tions only un						
Fixed Rate Loan Terms	remitted on purchas	se and rate & term	ennance transac							
	15 and 30 year fully a	mortizing			to maximum LTV, CLTV,	HLIV as per matrix				
Fully Amortizing ARM Types	15 and 30 year fully a 5yr/6m: 2/1/5 (Initial		ı, 7yr/6m and 10 <sub>1</sub>	/r/6m: 5/1/5 (	(Initial, Periodic, Lifetime					
ARM Margin			ı, 7yr/6m and 10 <sub>1</sub>	rr/6m: 5/1/5 (						
	5yr/6m: 2/1/5 (Initial	l, Periodic, Lifetime			(Initial, Periodic, Lifetim					
ARM Margin	5yr/6m: 2/1/5 (Initial 2.75 30 Day Average SOFR	l, Periodic, Lifetime	by the New York	Federal Rese	(Initial, Periodic, Lifetim	e)				
ARM Margin ARM Index Rate Caps ARM Qualification (Fully Amortizing)	Syr/6m: 2/1/5 (Initial 2.75 30 Day Average SOFR 5yr/6m: 2/1/5 (Initial Syr/6m ARM qualifies the fully indexed rate	II, Periodic, Lifetime R Index as published II, Periodic, Lifetime d at higher of the m	by the New York  1, 7yr/6m and 10y  aximum potentia	Federal Reserver.	(Initial, Periodic, Lifetim rve.	2)		n ARM's qualified at	t the higher o	f the Note rate or
ARM Margin ARM Index Rate Caps	Syr/6m: 2/1/5 (Initial 2.75 30 Day Average SOFR Syr/6m: 2/1/5 (Initial Syr/6m ARM qualifier the fully indexed rate Not eligible	II, Periodic, Lifetime R Index as published II, Periodic, Lifetime d at higher of the m	by the New York  1, 7yr/6m and 10y  aximum potentia	Federal Reserver.	(Initial, Periodic, Lifetim rve. (Initial, Periodic, Lifetim	2)		n ARM's qualified at	t the higher o	f the Note rate or
ARM Margin ARM Index Rate Caps ARM Qualification (Fully Amortizing) Interest Only	Syr/6m: 2/1/5 (Initial 2.75 30 Day Average SOFR  Syr/6m: 2/1/5 (Initial  Syr/6m: 2/1/5 (Initial  Syr/6m ARM qualifiet the fully indexed rate Not eligible  Not eligible  Owner occupied only 1-Unit Properties: M 2-Unit Properties: M 3-4 Unit Properties: M	II, Periodic, Lifetime) R Index as published II, Periodic, Lifetime) d at higher of the m (sum of index and index an	by the New York  1, 7yr/6m and 10  aximum potentia margin).  serves; Max 43% amount, Maximu amount, Maximu amount, Maximu mount, Maxim 1, 400  1, 100	In Note rate aft  DTI um 80% LTV/C m 70% LTV/C mum 65% LTV/C mum 65% LTV/C	(Initial, Periodic, Lifetime rve. (Initial, Periodic, Lifetime ter first adjustment or the CLTV, minimum credit so LTV, minimum credit so LTV, minimum credit so (/LTV, minimum credit so (/LTV, minimum credit so	e)  e)  ne fully indexed rate  core 700  ore 700  ore 720  score 720;		n ARM's qualified at	t the higher o	f the Note rate or
ARM Margin ARM Index Rate Caps  ARM Qualification (Fully Amortizing)  Interest Only Balloon  First Time Home Buyer  Seller Contributions	Syr/6m: 2/1/5 (Initial 2.75 30 Day Average SOFR  Syr/6m: 2/1/5 (Initial  Syr/6m: 2/1/5 (Initial  Syr/6m ARM qualifies the fully indexed rate Not eligible  Not eligible  Owner occupied only 1- Unit Properties: M 2-Unit Properties: M 3-4 Unit Properties: I	R Index as published  I, Periodic, Lifetime)  I, Periodic, Lifetime)  Id at higher of the melosum of index and index	by the New York  1, 7yr/6m and 10,  aximum potentia margin).  serves; Max 43% amount, Maxim amount, Maximu amount, Maximu n amount, Maxim n amount, Maxin	I Note rate affi I Note rate affi	(Initial, Periodic, Lifetimerve.  (Initial, Periodic, Lifetimer et al., Lifetimer et	e)  ne fully indexed rate  core 700 ore 700 ore 720 score 720;		n ARM's qualified at	t the higher o	f the Note rate or
ARM Margin ARM Index  Rate Caps  ARM Qualification (Fully Amortizing)  Interest Only Balloon  First Time Home Buyer  Seller Contributions  Higher Priced Covered Transactions	Syr/6m: 2/1/5 (Initial 2.75 30 Day Average SOFR  Syr/6m: 2/1/5 (Initial  Syr/6m ARM qualifier the fully indexed rate Not eligible Not eligible Owner occupied only 1- Unit Properties: M 2-Unit Properties: M 3-4 Unit Properties: In Maximum 6% of sales Not allowed	R Index as published  I, Periodic, Lifetime)  I, Periodic, Lifetime)  Id at higher of the melosum of index and index	by the New York  1, 7yr/6m and 10,  aximum potentia margin).  serves; Max 43% amount, Maxim amount, Maximu amount, Maximu n amount, Maxim n amount, Maxin	I Note rate affi I Note rate affi	(Initial, Periodic, Lifetimerve. (Initial, Periodic, Lifetimerer first adjustment or the first adjustm	e)  ne fully indexed rate  core 700 ore 700 ore 720 score 720;		n ARM's qualified at	t the higher o	f the Note rate or
ARM Margin ARM Index Rate Caps  ARM Qualification (Fully Amortizing) Interest Only Balloon  First Time Home Buyer  Seller Contributions	Syr/6m: 2/1/5 (Initial 2.75 30 Day Average SOFR 5yr/6m: 2/1/5 (Initial 5yr/6m: 2/1/5 (Initial 4 Syr/6m ARM qualifies 4 Initial Model of the fully indexed rate Not eligible Not eligible Not eligible Owner occupied only 1-Unit Properties: M 2-Unit Properties: M 3-4 Unit Properties: 1	R Index as published  I, Periodic, Lifetime)  I, Periodic, Lifetime)  Id at higher of the melosum of index and index	by the New York  1, 7yr/6m and 10,  aximum potentia margin).  serves; Max 43% amount, Maxim amount, Maximu amount, Maximu n amount, Maxim n amount, Maxin	I Note rate affi I Note rate affi	(Initial, Periodic, Lifetimerve. (Initial, Periodic, Lifetimerer first adjustment or the first adjustm	e)  ne fully indexed rate  core 700 ore 700 ore 720 score 720;		m ARM's qualified at	t the higher o	f the Note rate or