

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



Fixed Rate and Fully Amortizing Arms (30 Year Fixed, 15 Year Fixed*, 5/6m ARM*, 7/6m ARM*, 10/6m ARM*)

Purchase/Rate & Term Refinance					Cash-Out Refinance						
Occupancy-Units	Maximum Loan Amount	Maximum LTV / CLTV	Minimum Credit Score	Months Reserves	Occupancy - Units	Maximum Loan Amount	Maximum LTV / CLTV	Minimum Credit Score	Months Reserves	Maximum Cash Out	
Primary 1 Unit	\$2,000,000	89.99%/89.99%*	680	12	Primary 1 Unit	\$2,000,000	89.99%/89.99%	740	12	500k	
	\$2,000,000	80%/80%	660	6		\$2,000,000	80%/80%	680	6	500k	
	\$2,500,000	80%/80%	720	12		\$3,000,000	80%/80%	740	18	500k	
	\$3,000,000	80%/80%	740	18							
Primary 2 - 4 Unit	\$2,000,000	80%/80%	700	6	Primary 2-4 Unit	\$2,000,000	75%/75%	700	6	500k	
Second Home 1 Unit	\$2,000,000	89.99%/89.99%*	680	12	Second Home 1 Unit	\$2,000,000	75%/75%	700	12	350k	
	\$2,000,000	80%/80%	660	6		\$3,000,000	75%/75%	740	18	350k	
	\$2,500,000	80%/80%	720	12							
	\$3,000,000	80%/80%	740	18							
Non-Owner Occupied 1 Unit	\$2,000,000	80%/80%	680	12	NOO - 1 Unit	\$1,000,000	75%/75%	680	12	350k	
	\$2,000,000	70%/70%	660	12		\$2,000,000	70%/70%	680	12	350k	
	\$2,500,000	75%/75%	720	12		\$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	
	\$2,500,000	70%/70%	720	12		\$2,000,000	70%/70%	720	12	350k	

30 year Fixed Rate only for greater than 80% LTV/CLTV.

Program Highlights - Refer to Guidelines for all Requirements

Underwriting	CLTV must be calculated using the unpaid principal balance on all closed subordinate financing and full amount of any HELOCs(whether or not funds have been drawn) Loans must be underwritten manually to the Arc Home guidelines. For items not addressed in the guidelines please contact your sales representative.
Mortgage Insurance	No PMI Allowed.
Minimum Loan Amount	Must be \$1 over the current one-unit conforming loan limit.
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. For borrowers with mortgage or rental history borrower must have 0x30 lates in the past 24 months.
Eligible Property Type	Single family, PUD, Condo (Agency eligible), and 2-4 Units
Declining Property Values	Reduce maximum LTV/CLTV by 10%, max 80% LTV/CLTV for any property located in an area of declining property values as reported by appraiser.
Condominium Restrictions	Fannie Mae or Freddie Mac warrantable condominiums. Minimum 400 sq ft.
State Restrictions	Wholesale and Retail: Hawaii, Guam, Puerto Rico, and US Virgin Islands not allowed. Texas cash out not allowed. NonDelegated Correspondent: Hawaii, Guam, Puerto Rico and US Virgin Islands not allowed. Texas cash out not allowed.
Appraisal Restrictions	2 Full Appraisals required for loan amounts >\$1.5MM.
Rate & Term Refinance	Cash out must be the lower of \$2,000 or 1% of the new loan amount
Cash-Out Refinance	Maximum cash out per matrix
New Subordinate Financing	Permitted on purchase and rate & term refinance transactions only up to maximum LTV, CLTV, HLTV as per matrix
Fixed Rate Loan Terms	15 and 30 year fully amortizing.
Fully Amortizing ARM Types	5yr/6m: 2/1/5 (Initial, Periodic, Lifetime), 7yr/6m and 10yr/6m: 5/1/5 (Initial, Periodic, Lifetime)
ARM Margin	2.75
ARM Index	30 Day Average SOFR Index as published by the New York Federal Reserve.
Rate Caps	5yr/6m: 2/1/5 (Initial, Periodic, Lifetime), 7yr/6m and 10yr/6m: 5/1/5 (Initial, Periodic, Lifetime)
ARM Qualification (Fully Amortizing)	5yr/6m ARM qualified at higher of the maximum potential Note rate after first adjustment or the fully indexed rate. 7yr/6m and 10yr/6m ARM's qualified at the higher of the Note rate or the fully indexed rate (sum of index and margin).
Interest Only	Not eligible
Balloon	Not eligible
First Time Home Buyer	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 sales price for owner occupied and second homes. Maximum 2% for non-owner occupied.
Higher Priced Covered Transactions	Not allowed
Prepayment Penalty	Not allowed
Escrow Holdback	Not allowed
Recast	Not allowed

Arc Home Jumbo Loan Program Matrix
Jumbo Prime-2



Fixed Rate and Fully Amortizing Arms (30 Year Fixed, 15 Year Fixed, 5/6 ARM, 7/6 ARM, 10/6 ARM - check rate sheet for product eligibility)

Purchase/Rate & Term Refinance					Cash-Out Refinance						
Occupancy-Units	Maximum Loan Amount	Maximum LTV / CLTV	Minimum Credit Score	Months Reserves	Occupancy - Units	Maximum Loan Amount	Maximum LTV / CLTV	Minimum Credit Score	Months Reserves	Maximum Cash Out	
Primary 1 Unit	\$1,000,000	89.99%/89.99%*	720	12	Primary 1 Unit	\$1,500,000	80%/80%	740	15	350k	
	\$1,500,000	89.99%/89.99%*	720	18		\$2,000,000	75%/75%	760	15	500k	
	\$1,500,000	80%/80%	700	12		\$2,500,000	70%/70%	760	24	500k	
	\$2,000,000	80%/80%	700	15							
	\$2,500,000	75%/75%	740	24							
	\$2,500,000	70%/70%	720	24							
Primary 2 -Unit	\$3,000,000	70%/70%	740	24							
	\$1,000,000	70%/70%	700	12							
	\$1,500,000	70%/70%	720	12							
Primary 3 - 4 Unit	\$2,000,000	70%/70%	720	15							
	\$1,000,000	65%/65%	720	12							
	\$1,500,000	60%/60%	720	12							
Second Home 1 Unit	\$1,000,000	80%/80%	720	12	Second Home 1 Unit	\$1,000,000	70%/70%	740	12	350k	
	\$1,500,000	80%/80%	740	18		\$2,000,000	70%/70%	760	15	350k	
	\$2,000,000	75%/75%	720	18		\$2,500,000	65%/65%	780	24	350k	
	\$2,500,000	75%/75%	760	30							
	\$2,500,000	70%/70%	720	30							
	\$3,000,000	60%/60%	740	30							
Non-Owner Occupied 1 Unit	\$1,000,000	70%/70%	720	12							
	\$1,500,000	70%/70%	740	18							
	\$2,000,000	60%/60%	740	24							
Non-Owner Occupied 2-4 Unit	\$2,000,000	65%/65%	760	24							

* Purchase transactions only eligible for greater than 80% LTV/CLTV. 30 year Fixed Rate only for greater than 80% LTV/CLTV. Maximum 80% LTV for Self-Employed Borrower.

Program Highlights - Refer to Guidelines for all Requirements

Underwriting	CLTV must be calculated using the unpaid principal balance on all closed subordinate financing and full amount of any HELOCs(whether or not funds have been drawn) Loans must be underwritten manually to the Arc Home guidelines. For items not addressed in the guidelines please contact your sales representative.
Mortgage Insurance	No PMI Allowed.
Minimum Loan Amount	Must be \$1 over the current one-unit conforming loan limit.
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. For borrowers with mortgage or rental history borrower must have 0x30 lates in the past 24 months.
Eligible Property Type	Single family, PUD, Condo (Agency eligible), and 2-4 Units
Declining Property Values	Reduce maximum LTV/CLTV by 10%, max 80% LTV/CLTV for any property located in an area of declining property values as reported by appraiser.
Condominium Restrictions	Fannie Mae or Freddie Mac warrantable condominiums. Minimum 400 sq ft.; Max 80% LTV
State Restrictions	Wholesale and Retail: Hawaii, Guam, Puerto Rico, and US Virgin Islands not allowed. Texas cash out not allowed. NonDelegated Correspondent: Hawaii, Guam, Puerto Rico and US Virgin Islands not allowed. Texas cash out not allowed.
Appraisal Restrictions	2 Full Appraisals required for loan amounts >\$1.5MM.
Rate & Term Refinance	Cash out must be the lower of \$2,000 or 1% of the new loan amount
Cash-Out Refinance	Maximum cash out per matrix
New Subordinate Financing	Permitted on purchase and rate & term refinance transactions only up to maximum LTV, CLTV, HLTV as per matrix
Fixed Rate Loan Terms	15 and 30 year fully amortizing.
Fully Amortizing ARM Types	5yr/6m: 2/1/5 (Initial, Periodic, Lifetime), 7yr/6m and 10yr/6m: 5/1/5 (Initial, Periodic, Lifetime)
ARM Margin	2.75
ARM Index	30 Day Average SOFR Index as published by the New York Federal Reserve.
Rate Caps	5yr/6m: 2/1/5 (Initial, Periodic, Lifetime), 7yr/6m and 10yr/6m: 5/1/5 (Initial, Periodic, Lifetime)
ARM Qualification (Fully Amortizing)	5yr/6m ARM qualified at higher of the maximum potential Note rate after first adjustment or the fully indexed rate. 7yr/6m and 10yr/6m ARM's qualified at the higher of the Note rate or the fully indexed rate (sum of index and margin).
Interest Only	Not eligible
Balloon	Not eligible
First Time Home Buyer	Owner occupied only; 12 months PITI Reserves; Max 43% DTI 1- Unit Properties: Max \$1,500,000 loan amount, Maximum 80% LTV/CLTV, minimum credit score 700 2-Unit Properties: Max \$1,000,000 loan amount, Maximum 70% LTV/CLTV, minimum credit score 700 Max \$1,500,000 loan amount, Maximum 70% LTV/CLTV, minimum credit score 720 3-4 Unit Properties: Max \$1,000,000 loan amount, Maximum 65% LTV/CLTV, minimum credit score 720 ; Max \$1,500,000 loan amount, Maximum 60% LTV, minimum credit score 720
Seller Contributions	Maximum 6% of sales price for owner occupied and second homes. Maximum 2% for non-owner occupied.
Higher Priced Covered Transactions	Not allowed
Prepayment Penalty	Not allowed
Escrow Holdback	Not allowed
Recast	Not allowed