

AUS JUMBO ELITE FIXED 30/15

Occupancy	Transaction Type	Property Type	Maximum LTV/ CLTV/HCLTV	Maximum Loan Amount	Minimum Credit Score	Minimum Reserves	Maximum DTI
Primary	Purchase/ Rate and Term	1 unit, SFR, PUD, Condo	80%	\$1,000,000	680	6 mos*	45/49.99%**
			89.99%*	\$1,000,000	720	12 mos	38%
			80%	\$2,000,000	700	12 mos	45/49.99%**
			80%	\$2,500,000	720	12 mos	45%
			80%	\$3,500,000	740	18 mos	45%
Primary	Purchase/ Rate and Term	2 unit	80%	\$1,000,000	700	12 mos	45/49.99%**
			75%	\$1,500,000	700	12 mos	45/49.99%**
			65%	\$1,750,000	700	12 mos	45/49.99%**
			60%	\$2,000,000	700	12 mos	45/49.99%**
Primary	Cash-Out Refinance†	1 unit, SFR, PUD, Condo	80%	\$1,000,000	680	6 mos	45%
			80%	\$2,000,000	700	12 mos	45%
			70%	\$2,500,000	700	12 mos	45%
Primary	Cash-Out Refinance†	2 unit	70%	\$1,000,000	700	12 mos	45%
			55%	\$1,500,000	700	12 mos	45%
Second Home	Purchase/ Rate and Term	1 unit, SFR, PUD, Condo	80%	\$1,000,000	700	6 mos	45/49.99%**
			80%	\$2,000,000	720	12 mos	45/49.99%**
			75%	\$2,500,000	720	12 mos	45/49.99%**
			70%	\$3,000,000	740	18 mos	45%
Second Home	Cash-Out Refinance†	1 unit, SFR, PUD, Condo	75%	\$1,000,000	700	6 mos	45%
			75%	\$2,000,000	700	12 mos	45%

*The following requirements apply for transactions with >80% LTV:

- >80% LTV is permitted on 30-year fixed loans only.
- Mortgage insurance is not required.
- Subordinate financing is not permitted.

**DTI from 45.00% to 49.99% requires a minimum 720 credit score, a maximum 80% LTV, and a loan amount not exceeding \$2,000,000 on purchase and rate/term refinance transactions only.

The minimum Jumbo Elite loan amount is the greater of the baseline conforming loan limit or the applicable high-cost county/MSA loan limit, plus \$1.

†Maximum Cash-Out is \$500,000.