



Premier Jumbo (Non-Conforming Fixed Rate and ARM)

Product Matrix is for general information only. Specific guidelines may be viewed on Investors site. Contact encompasshelp.com to obtain credentials

Primary Residence Purchase and Rate/Term Refinance Max DTI 43%

Single Family / PUD's / Condo's with Credit Score ≥ 720³

Units	Loan Amount/Combined Loan Amount ^{1,2}	LTV/CLTV	Minimum Credit Score
1	\$424,101 - \$750,00 ²	80%/80%	700 - Fixed 720 - ARM
2	\$424,101 - \$750,00 ²	75%/75%	
3, 4	\$424,101 - \$750,00 ²	70%/70%	
Units	Loan Amount/Combined Loan Amount ^{1,2}	LTV/CLTV	Minimum Credit Score
1	\$750,001 - \$1,000,000	80%/80%	700 - Fixed 720 - ARM
2	\$750,001 - \$1,000,000	75%/75%	
3, 4	\$750,001 - \$1,000,000	70%/70%	
Units	Loan Amount/Combined Loan Amount ^{1,2}	LTV/CLTV	Minimum Credit Score
1	\$1,000,001 - \$1,500,000	80%/80%	700 - Fixed 720 - ARM
2	\$1,000,001 - \$1,500,000	75%/75%	
3, 4	\$1,000,001 - \$1,500,000	70%/70%	

¹ Combined Loan amount (total of all loans/liens against the subject property) applies when secondary financing exists.

² Non-Conforming first loan amounts must be greater than \$424,000.00

³ Attached Condo with Credit Score < 720 but > 700 Fixed Rate only and Max LTV/CLTV = 75%

Primary Residence Cash-Out Refinance Max DTI 43%

**Max Cash-Out > 65% LTV = \$400,000
Max Cash-Out ≤ 65% LTV = \$500,000**

Units	Loan Amount/Combined Loan Amount ^{1,2}	LTV/CLTV	Minimum Credit Score
1	\$424,101 - \$1,500,000	70%/70%	720

¹ Combined Loan amount (total of all loans/liens against the subject property) applies when secondary financing exists.

² Non-Conforming first loan amounts must be greater than \$424,000.00

Primary Residence Reserve Requirements

Loan Amount/Combined Loan Amount ¹	Single Family, PUD and Condo's	2 Unit	3-4 Units
Up to \$1,000,000	12 months' PITI	12 months' PITI	36 months' PITI
\$1,000,001 - \$1,500,000	12 months' PITI	12 months' PITI	

¹ Combined Loan amount (total of all loans/liens against the subject property) applies when secondary financing exists.

Second Homes

**Purchase and Rate/Term Refinance
Max DTI 40%**

Units	Loan Amount/Combined Loan Amount ^{1,2}	LTV/CLTV ³	LTV/CLTV ⁴	Minimum Credit Score
1	\$424,101 - \$650,00	80%/80%	75%/75%	700 Fixed / 720 ARM
	\$650,001 - \$1,000,000	75%/75%	70%/70%	
	\$1,000,001 - \$1,500,000	75%/75%	70%/70%	

¹ Combined Loan amount (total of all loans/liens against the subject property) applies when secondary financing exists.

² Non-Conforming first loan amounts must be greater than \$424,000.00

³ Single Family, PUD and Condo with Credit score ≥ 720

⁴ Attached Condo with Credit score < 720



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Second Homes
Cash-Out Refinance
Max DTI 40%
Max Cash-Out = \$350,000

Units	Loan Amount/Combined Loan Amount ^{1,2}	LTV/CLTV	Minimum Credit Score
1	\$424,101 - \$650,00	70%/70%	720
	\$650,001 - \$1,500,000	65%/65%	

Second Home Reserve Requirements

Loan Amount/Combined Loan Amount ^{1,2}	Single Family, PUD's and Condo's
Up to \$1,000,000	18 months' PITI
> \$1,000,000 - \$1,500,000	24 months' PITI

Investment Property
Purchase, Rate/Term and Cash-Out Refinance
Max DTI 40%
Max Cash-Out = \$400,000

Units	Loan Amount/Combined Loan Amount ^{1,2}	LTV/CLTV	Minimum Credit Score
1	> \$424,100 - \$1,500,000	60%/60%	740

¹ Combined Loan amount (total of all loans/liens against the subject property) applies when secondary financing exists.

² Non-Conforming first loan amounts must be greater than \$424,000.00

Investment Property Reserve Requirements

Loan Amount/Combined Loan Amount ^{1,2}	Single Family, PUD's and Condo's
> \$424,100 - \$1,000,000	24 months' PITI
> \$1,000,000 - \$1,500,000	30 months' PITI

¹ Combined Loan amount (total of all loans/liens against the subject property) applies when secondary financing exists.

² Non-Conforming first loan amounts must be greater than \$424,000.00

Fixed Rate	15 and year term				
ARM's	Caps	5/1 ARM	7/1 ARM	10/1 ARM	
	Margin	2/2/5	5/2/5	5/2/5	
	Index	12 month Libor			
	Qualifying Rate	5/1 ARM = Greater of the fully Indexed Rate or the Note Rate + 2%			
		7/1 and 10/1 ARM = Greater of the fully Indexed Rate or Note Rate			

All files are processed and submitted to EMM Underwriting Dept. for review. EMM underwriting will submit the loan to the Investor

General Underwriting Notes

- Non-traditional credit is not permitted
- Housing payment/liens history (mortgage or rental) covering the most recent 12 months with no late payments
- Citizenship:
 - US Citizen, Permanent and Non-Permanent Resident Aliens
 - Non-permanent resident aliens must have a minimum of 2 year credit and employment history.
 - Foreign Nationals and Diplomatic Immunity are not permitted.

Preferred Payment Plan
All Borrowers are required to open a Wells Fargo checking or savings account and be enrolled in the Preferred Payment plan.

Ineligible Property
• Manufactured Housing, Co-ops and condo's located in Miami-Dade County Florida

Required Appraisal Information

- All appraisals and required appraisal reviews must be performed by an Investor approved AMC.
- An additional Residential Valuation Services (RVS) product may also be required based on the Total Loan amount. (See chart below)



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Required Appraisal Information	Total Loan Amount	CLTV	Required Appraisal Documentation
	≤ 1,000,000	ALL	One full appraisal
	>\$1,000,000 ≤ \$1,500,000	≤ 70%	One full appraisal ^{1,2}
		> 70%	One full appraisal and a Residential Valuation Services (RVS) Desk Review. ²
¹ If value exceeds Median Home price by more than 4x than an RVS Desk review will be required. ² RVS review products will be ordered by Wells Fargo.			
Approved AMC's <ul style="list-style-type: none"> • Corelogic Valuation Solutions (Formerly known as Rels Valuation) • Clear Capital Credentials to order appraisals may be obtained via encompasshelp.com . Appraisal requests for both AMC's are ordered directly from their website and are to be delivered via wellsfargofunding.com appraisal upload feature.			