



# JUMBO

15 and 30-Year Fixed or 5/1, 7/1, 10/1 LIBOR ARM

PRIMARY RESIDENCE					
Property Type	PURCHASE AND RATE/TERM REFINANCE				
	Max LTV/CLTV/HCLTV	Max Loan Amount	Min FICO	Max DTI Ratio	Min Monthly PITI Reserves <sup>4</sup>
1-Unit	80%	\$1,000,000	720	43%	6
	80%	\$1,500,000	720	43%	9
	70%	\$1,000,000	700	43%	6
	65%	\$1,000,000	680	43%	6
	75%	\$2,000,000	720	43%	12
	75%	\$2,500,000 <sup>2</sup>	740	38%	24
	70%	\$2,500,000 <sup>2</sup>	720	43%	24
2-Unit	65%	\$3,000,000 <sup>2</sup>	740	38%	48
	65%	\$1,000,000	700	43%	6
	60%	\$1,500,000	720	43%	9

CASH-OUT REFINANCE <sup>3</sup>					
Property Type	PURCHASE AND RATE/TERM REFINANCE				
	Max LTV/CLTV/HCLTV	Max Loan Amount	Min FICO	Max DTI Ratio	Min Monthly PITI Reserves <sup>4</sup>
1-Unit	70%	\$1,000,000	720	43%	6
	65%	\$1,000,000	700	43%	6
	65%	\$1,500,000	720	43%	9
	60%	\$2,000,000	720	43%	12
	50%	\$2,500,000 <sup>2</sup>	720	43%	24

SECOND HOME - PURCHASE					
Property Type	PURCHASE AND RATE/TERM REFINANCE				
	Max LTV/CLTV/HCLTV	Max Loan Amount	Min FICO	Max DTI Ratio	Min Monthly PITI Reserves <sup>4</sup>
1-Unit	80% <sup>1</sup>	\$1,000,000	720	43%	12
	75%	\$1,000,000	720	43%	12
	70%	\$1,500,000	720	43%	18
	65%	\$2,000,000	720	43%	24
	60%	\$2,500,000 <sup>2</sup>	720	43%	36

SECOND HOME - RATE/TERM					
Property Type	PURCHASE AND RATE/TERM REFINANCE				
	Max LTV/CLTV/HCLTV	Max Loan Amount	Min FICO	Max DTI Ratio	Min Monthly PITI Reserves <sup>4</sup>
1-Unit	80% <sup>1</sup>	\$1,000,000	720	43%	12
	70%	\$1,500,000	720	43%	18
	65%	\$2,000,000	720	43%	24
	60%	\$2,500,000 <sup>2</sup>	720	43%	36

INVESTMENT PROPERTY - PURCHASE AND RATE/TERM					
Property Type	PURCHASE AND RATE/TERM REFINANCE				
	Max LTV/CLTV/HCLTV	Max Loan Amount	Min FICO	Max DTI Ratio	Min Monthly PITI Reserves <sup>4</sup>
1-4 Unit	65%	\$1,000,000	740	40%	18 <sup>5</sup>

BASIC PRODUCT PARAMETERS					
<sup>1</sup> 30-year fixed loan term only for rate/term at 80% to \$1.5M, second home >75% LTV, and all investment			<sup>2</sup> 30-year fixed loan term only for loan amounts > \$2,000,000		
<sup>3</sup> See Guidelines for maximum amount of cash-out		<sup>4</sup> For ARMs, add three (3) months PITI for minimum reserves		Six (6) months of PITI reserves for each financed or owned property	
First Time Home Buyer: Maximum loan amount is \$1,000,000, up to \$1,500,000 in CA, CT, NJ, NY, minimum 12 months PITI for reserves, not eligible for second home or investment properties					
Ineligible properties: >40 acres, <600 living area square feet and non-warrantable condo			30-year fixed only if >10 acres		24-month housing history required 0x30 in the past 24 months for mortgage/rental
Min loan size >\$453,100 or \$1 above conforming limit for the area and number of units			All appraisals must be ordered through a UWM Approved AMC		HPML loans are NOT eligible

\*\*\*For full product guidelines, please refer to the UWM Jumbo Product Guideline Manual.