

# SELECT JUMBO, FULL DOC

PROGRAM ID: **SP J10**

**Program description:** Jumbo Prime, Full Doc

**Products and Terms:**

- 5/1 ARM: Fully Amortizing
- 5/1 ARM: With 10 year Interest-Only period
- 7/1 ARM: Fully Amortizing
- 7/1 ARM: With 10 year Interest-Only period
- 15-Yr Fixed: Fully Amortizing
- 30-Yr Fixed: Fully Amortizing

**Eligible borrowers:** Citizens / US persons and foreign borrowers permitted (foreign borrowers only permitted for 2<sup>nd</sup> home and investor occupancy)

**Maximum debt to income ratio:** 50% DTI

**Minimum credit score:** 660 (680 in NY). No foreclosure, bankruptcy, deed in lieu or short sale permitted in the past 24 months. If foreclosure, bankruptcy, deed in lieu or short sale between 24 and 48 months, then max 65% LTV and reserves increased by 6 months. Mortgage and Rental History: maximum 1 x 30 x 12 with 0 x 30 in the last 6 months from Note Date

**Loan amounts and loan to value limits:**

Primary Residence /  
Purchase and Rate & Term Re-fi  
1-4 unit, Condo, Condotel\*\*  
(example based on 720 min credit score)  
85% to \$2,000,000 \*  
80% to \$2,500,000  
75% to \$3,000,000  
70% to \$3,500,000  
65% to \$4,000,000

Second Home /  
Purchase and Rate & Term Re-fi  
1-2 unit, Condo, Condotel \*\*  
(example based on 720 min credit score)  
80% to \$2,000,000  
75% to \$2,500,000  
70% to \$3,000,000  
65% to \$3,500,000  
60% to \$4,000,000

Investment / Business Purpose /  
Purchase and Rate & Term Re-fi  
1-4 unit, Condo, Condotel\*\*  
(example based on 720 min credit score)  
80% to \$1,000,000  
75% to \$1,500,000  
70% to \$2,000,000  
65% to \$2,500,000  
60% to \$4,000,000

Primary Residence /  
Cash-out Re-Fi  
(example based on 720 min credit score)  
80% to \$1,000,000  
75% to \$2,000,000  
70% to \$2,500,000  
65% to \$3,000,000

Second Home /  
Cash-out Re-Fi  
(example based on 720 min credit score)  
75% to \$1,000,000  
70% to \$2,000,000  
65% to \$2,500,000  
60% to \$3,000,000

Investment / Business Purpose  
Cash-out Re-Fi  
(example based on 700 min credit score)  
60% to \$1,500,000  
55% to \$2,000,000  
50% to \$2,500,000

\* I/O limited to 80% LTV, 2-4 unit limited to 75% LTV  
\*\* Condotel loans limited to 65% LTV

**Acceptable occupancy:** Primary residences, second homes, investment properties. (For investment / business purpose Borrowers must sign a business use affidavit)

**Acceptable property types:** 1-4 units, warrantable / non-warrantable condo, condotels. Condotel loans limited to 65% LTV

**Required reserves:** 6 months PITIA for loan amount <\$2MM; 12 months PITIA for loan amount ≥ \$2MM

**Acceptable states:** All 50 states and DC (US Territories not permitted). Wholesale; verify currently licensed states

**Other Info:** ARM Index - 1-yr LIBOR; Margins – owner occupied 3.25%; investor-occupied 5.25%; Caps – 2% initial, 2% each year and 5% lifetime; Floor (lifetime minimum rate) - is initial note rate. 3-yr prepayment penalty required for investor occupancy / business purpose loans where permitted by law; PPP buyouts may be available. For escrow information please see the Sprout Sales Guide. ACH draft required if one or more Borrowers is a foreign national.