

85% JUMBO NO MI

PROGRAM ID: SP J4

Program description: 85% Jumbo No MI

Products and Terms:

5/1 ARM: Fully Amortizing

5/1 ARM: With 7 or 10 year Interest Only period

7/1 ARM: Fully Amortizing

7/1 ARM: With 10 year Interest Only period

Eligible borrowers: Borrowers must have been continuously employed for two years, self-employed borrowers must have been operating the same business for two years

Maximum debt to income ratio: 46%

Minimum credit score: 680, based on no less than three trade lines established for one or more years, no history of foreclosure or bankruptcy over past four years, and no late mortgage or rental payments over past two years

Loan amounts and loan to value limits:

Purchase and rate & term refinance

85% to \$1,000,000

Cash-out

Not permitted

Acceptable occupancy: Primary (no second home or investor occupancy properties)

Acceptable property types: Single family and Fannie eligible condominiums

Required reserves: 2 months

Acceptable states: All states except New York

Acceptable borrowers: US Citizens and permanent resident aliens only

ARM re-prices at 1 year LIBOR + 3.99% subject to 5% Initial, 2% periodic and 5% lifetime caps

Escrow for taxes and insurance