

## JUMBO 640 CREDIT

PROGRAM ID: SP M1

**Program Description:** 640 credit score jumbo loan program

### 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:** 640\*, based on no less than three trade lines established for one or more years, no history of foreclosure or bankruptcy over past four years, no late mortgage or rental payments over past year and no late installment debt over past six months

### Loan amounts and loan to value limits:

Purchase and rate & term refinance	Cash-out	Max Cash-out (Seasoning rules apply)
80% to \$450,000**	70% to \$850,000	\$250,000 at 70%
75% to \$850,000	60% to \$1,250,000	\$500,000 at 60%
65% to \$1,250,000		\$750,000 at 50%

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

**Acceptable property types:** Single family and Fannie eligible condominiums

**Acceptable borrowers:** US Citizens and permanent resident aliens only

**Required reserves:** 4 months

**Payment shock restriction:** Proposed housing expense cannot exceed 250% of current housing expense\*\*\*

**Acceptable states:** 50 states (US Territories not allowed)

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

Escrow for taxes and insurance