

PREMIUM: 90% JUMBO NO MI PROGRAM

Introduction:

This program is intended for borrowers with good credit history who require a jumbo loan with higher LTV and without paying any mortgage insurance for acquiring/refinancing a primary residence. This loan program allows LTV of up to 90% with a waiver to mortgage insurance requirement.

Program Summary:

Transaction types	Purchase / Rate and Term Refinance	
Occupancy	Primary Residence	
Minimum Loan Amount	\$135,000	
Maximum Loan Amount*	\$1,500,000	
Minimum Required FICO	680	
Maximum DTI	46%	
Housing Payment History	OX30 in prior 24 months	
Income Documentation type	Full Income Documentation: Wage earner: 2 years W-2, 30 days pay stubs Self employed: 2 years tax returns	
Waiting Period Requirement	Chapter 7 Bankruptcy	48 months
	Chapter 13 Bankruptcy	48 months
	Housing Event (Foreclosure/DIL/Short Sale)	48 months

*Refer below Guideline for allowed LTV for maximum loan amount.

Product code	<ul style="list-style-type: none"> SUNNPM0022 									
Loan Purpose	<ul style="list-style-type: none"> Purchase Rate & Term Refinance* <p>*Cash back to borrower is limited to the \$2000.</p>									
Occupancy	<ul style="list-style-type: none"> Primary residence <p>Note: Non Occupying Co-Borrower/ Co Signer/ Guarantor are not allowed.</p>									
Eligible State	<ul style="list-style-type: none"> AL, AR, AZ, CA, CO, CT, DE, FL, IA, ID, IL, IN, KS, KY, LA, MD, ME, MI, MN, MO, MT, NC, ND, NE, NJ, NM, NV, OK, OR, PA, RI, SC, SD, TN, TX (purchase only), UT, VA, WA, WI, WY, DC 									
Amortization Term	<ul style="list-style-type: none"> 5/1 ARM: 7 year / 10 year I/O or 30 Year Self – Amortization 7/1 ARM: 10 year I/O or 30 Year Self – Amortization 30 year FRM: 7 year / 10 year I/O or 30 Year Self – Amortization Note: Interest Only (I/O) products are for a 30-year term. After the Interest Only period the loan must amortize over the remaining term. 									
Prepayment Penalty	<ul style="list-style-type: none"> Not Allowed 									
Eligible Properties	<ul style="list-style-type: none"> Attached / Detached SFRs PUD, Warrantable Condo 2 Unit properties 									
Eligible Borrowers	<ul style="list-style-type: none"> U.S. Citizens Permanent Resident Aliens with a Green Card (I-551 or I-151) Non-Permanent Resident Alien with an unexpired H1, B1 or TN Visa 									
Compliance	<ul style="list-style-type: none"> Escrows required for taxes and insurance Total Points and Fees must be less than 3% Compliance with all applicable Federal and State regulations Fully documented ability-to-repay Section 32 or state high cost loan is not allowed 									
Minimum Loan Amount	<ul style="list-style-type: none"> \$135,000 									
Minimum FICO Required	<ul style="list-style-type: none"> 680 									
Maximum DTI Ratios	<ul style="list-style-type: none"> 46 % DTI 									
Minimum trade-line to establish credit history	<p>Minimum Trade line Requirement*</p> <ul style="list-style-type: none"> 3 trade lines reporting for 12+ months with activity in last 12 months; or An acceptable 12 month housing history not reporting on credit may also be used as a trade line. <p>*Credit lines on which the borrower is not obligated to make payments are not acceptable for establishing a minimum history.</p>									
Bankruptcy and Housing Event waiting Period	<table border="1" style="width: 100%; text-align: center;"> <thead> <tr> <th colspan="3">Waiting Period Matrix¹</th> </tr> <tr> <th>Chapter 7 Bankruptcy</th> <th>Chapter 13 Bankruptcy</th> <th>Housing Event²</th> </tr> </thead> <tbody> <tr> <td>4 years</td> <td>4 years</td> <td>4 years</td> </tr> </tbody> </table>	Waiting Period Matrix ¹			Chapter 7 Bankruptcy	Chapter 13 Bankruptcy	Housing Event ²	4 years	4 years	4 years
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Chapter 7 Bankruptcy	Chapter 13 Bankruptcy	Housing Event ²								
4 years	4 years	4 years								
Housing Payment History	<ul style="list-style-type: none"> No late allowed in past 24 months 									

Notes

1. Waiting period is measured from the month and year of discharge to the loan closing date.
2. A 'Housing Event' is a completed foreclosure, short sale, deed in lieu or notice of default (or similar notice required under state law as an initial phase of the foreclosure process).

LTV / CLTV

LTV Matrix			
Occupancy Type	Maximum Loan Amount	Max LTV	
		Purchase	Rate / Term
Primary Residence	\$1,000,000	90%	90%
	\$1,500,000	85%	85%

Reserves			
LTV	Loan Amount	DTI	Reserves
LTV ≤85%	≤\$1,000,000	≤46%	2 months PITIA
LTV ≤85%	>\$1,000,000	≤43%	6 months PITIA
LTV ≤85%	>\$1,000,000	43% < DTI ≤ 46%	9 months PITIA
85% < LTV ≤90%	≤\$1,000,000	≤46%	6 months PITIA

Subordinate Financing	<ul style="list-style-type: none"> Not Allowed
Income Documentation	<ul style="list-style-type: none"> Full Doc: 2 yrs W-2, 30 days' paystubs; self-employed 2yrs tax returns
Self Employed Borrower	<ul style="list-style-type: none"> Minimum 2 year history required.
Unacceptable Source of Funds	<ul style="list-style-type: none"> Cash on hand; "Sweat equity" or labor; The sale of automobiles, household goods or similar personal property; Proceeds from a loan secured by an automobile, household goods or similar personal property; Proceeds from unsecured loans including but not limited to credit card advances, and signature loans; Balances derived from larger than typical deposits that are not traced to an acceptable source; Balances held in accounts outside of the United States.
Assets	<ul style="list-style-type: none"> Assets need to be sourced & seasoned for 60 days Gift funds are allowed; however borrower should provide 5% of loan amount from own funds
Contribution by Interested Parties	<ul style="list-style-type: none"> The amount of seller contributions to closing costs is limited to 6% of the purchase price of the Subject Property if the loan to value ratio is 80% or less. The amount of seller contributions to closing costs is limited to 3% of the purchase price of the Subject Property if the loan to value ratio exceeds 80%.
Max. Number of Properties Financed	<ul style="list-style-type: none"> Maximum financed properties by SWMC can be 2
Temporary Buydown	<ul style="list-style-type: none"> Not Allowed
Assumable	<ul style="list-style-type: none"> Allowed
Property Flip Waiver	<ul style="list-style-type: none"> A subject property will be considered to have been conveyed in a Flip transaction if the sellers who sold the Subject Property to the Borrowers obligated on a loan to be sold to Sprout acquired an interest in the Subject Property within twelve months of the such loan's closing date, except that the following transactions will not be considered Flip transactions: <ul style="list-style-type: none"> A sale by home builder or real estate developer of a newly constructed house or condominium, provided that if the location where such house or condominium is located requires that builders or developers be licensed that the selling builder or developer hold the prerequisite license; A sale by a bank, licensed mortgage servicer, government entity or government sponsored entity of a property acquired through a foreclosure or deed in lieu of foreclosure; A sale by a nationally recognized relocation company; or A property sold by the estate of a deceased prior owner, provided that the deceased prior owner held title to such property for 12 or more months prior to the sale of the loan's closing.
Appraisal Review Product	<ul style="list-style-type: none"> A Clear Capital Collateral Desk Analysis (CDA) is required on the loan. Second appraisals required for properties with a market value of \$1 million or greater.

**Ineligible
Property Type**

- Manufactured homes
 - Properties with more than two units.
 - Properties with any commercial occupancy.
 - Time shares
 - Ground leases and similar leaseholds
 - Condotels (condominium hotels)
 - Kiddie Condos (student based condominiums)
 - Non Warrantable Condo
 - Properties of more than ten acres
 - Farms, ranches or other agricultural properties
 - Rooming or boarding houses
 - Properties with adverse environment conditions
 - Rectories, Priest Houses and similar uses
 - Properties improved by residences of less than 600 sq. ft. of GLA
 - Properties unique or unusual for their neighborhood
 - Log homes
 - Earth, berm or basement properties
 - Vacant land
 - Properties not accessible by roads
 - Properties not suitable for year-round occupancy
 - Cooperative properties
 - Properties used as bed and breakfasts
 - Properties considered dome or geodesic
 - Properties located in Hawaii lava zone 1 or 2
 - Houseboats
 - Mobile homes
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