

Windsor Mortgage Prime Jumbo																									
	Prime Jumbo 1				Prime Jumbo 1 AUS				Prime Jumbo 2				Prime Jumbo 2 AUS				Prime Jumbo 3 AUS				Prime Jumbo 4				
Available Loan Terms	15, 20, 25, 30 year fixed, 5/6, and 7/6 SOFR ARM				15, 20, 25, 30 year fixed				10, 15, 20, 25, 30 year fixed, 5/6, 7/6, 10/6 SOFR ARMS				10, 15, 20, 25, 30 year fixed, 5/6, 7/6, 10/6 SOFR ARMS				15, 30 year fixed				15, 30 year fixed, 5/6, 7/6, and 10/6 SOFR ARM				
Occupancy/ Transaction Type	Units		Max LTV/HCLTV		FICO		Max Loan Amount		Units		Max LTV/HCLTV		FICO		Max Loan Amount		Units		Max LTV/HCLTV		FICO		Max Loan Amount		
	1	2	75%	70%	720	740	\$1,000,000	\$1,500,000	75%	70%	720	740	\$1,000,000	\$1,500,000	75%	70%	720	740	\$1,000,000	\$1,500,000	75%	70%	720	740	\$1,000,000
Primary - Purchase or Rate/Term Refinance	1 85% 70% 75% 70% 80% 75%				1 70% 75% 70% 75% 80% 75%				1 80% 75% 80% 75% 80% 75%				1 80% 75% 80% 75% 80% 75%				1 80% 75% 80% 75% 80% 75%				1-2 75% 70% 75% 70% 75% 70%				
Primary - Purchase FTHB	Max loan amount \$1,500,000 (restrictions apply for loan amounts >\$1,000,000 - \$1,500,000. Max DTI 98%)				No Restriction				Max loan amount \$1,500,000 (additional reserve requirements)				Max loan amount \$1,500,000 (additional reserve requirements)				No Restriction				No Restriction				
Primary - Cash-Out Refinance	1 70% 65% 60% 70% 65% 60%				1 65% 60% 65% 60% 65% 60%				1 80% 75% 80% 75% 80% 75%				1 75% 70% 75% 70% 75% 70%				1 80% 75% 80% 75% 80% 75%				1-2 80% 75% 80% 75% 80% 75%				
	*Cash-out amount of up to \$500,000 permitted.				No cash-out limit				*Cash-out amount of \$350,000 to \$500,000 permitted. Loan amount dependent.				*Cash-out amount of \$350,000 to \$500,000 permitted. Loan amount dependent.				*Cash-out amount of up to \$500,000 permitted.				*Cash-out amount of up to \$350,000 permitted.				
Second Home - Purchase	1 80% 75% 70% 80% 75% 70%				1 65% 60% 65% 60% 65% 60%				1 80% 75% 80% 75% 80% 75%				1 80% 75% 80% 75% 80% 75%				1 80% 75% 80% 75% 80% 75%				1 70% 740 \$1,500,000				
Second Home - Cash-Out Refinance	1 60% 50% 60% 50%				1 60% 50% 60% 50%				1 70% 65% 70% 65% 70% 65%				1 75% 70% 75% 70% 75% 70%				1 75% 70% 75% 70% 75% 70%				Not Permitted				
Investment - Purchase/Rate and Term	1-4 70% 70%				Not Available				1 70% 70% 70% 70% 70%				1-4 75% 65% 75% 65% 75% 65%				1-4 80% 75% 80% 75% 80% 75%				1 65% 65%				
	*Cash-out amount of up to \$750,000 permitted.				No cash-out limit				*Cash-out amount of up to \$300,000 permitted.				*Cash-out amount of \$350,000 to \$500,000 permitted. Loan amount dependent.				*Cash-out amount of up to \$500,000 permitted.				*Cash-out amount of up to \$350,000 permitted.				
DTI	Primary Residence: 45% for LTVs <80%, 36% for LTVs >80% Primary Residence: DTI < 45% < 49.99% requires residual income calc. Investment Property: 38% Second Home: 40% A/RMI and 15-year term: 43%				Maximum DTI: 49.99%				Standard Maximum DTI: 45% Expanded DTI Maximum: 45.01-50% requires 31-year fixed, Primary/Second Home. Min Fico-740. Max LTV lesser of 70% or 10% below max identified in matrix. 2x reserve requirement.				Maximum DTI: 49.99%				Maximum DTI of 50.00% with an AUS approval/accept if eligible for the following: Primary residence Minimum CLTV 80.00% Maximum loan amount \$2,000,000 Scenarios not meeting the above criteria have a maximum DTI of 45.00% with an AUS approval/accept				Maximum: 43% Loan amount over \$1M Maximum: 41% Investment property maximum 40%				
Temporary Buydown Permitted?	2-1 and 1-0 Seller Funded. Primary Home purchases only.				Not Permitted				2-1 and 1-0 Seller Funded. Primary/Second Home purchases only.				2-1 and 1-0 Seller Funded. Primary/Second Home purchases only.				2-1, 1-1, and 1-0 Seller Funded. Primary purchases only. Max Loan Amount \$1,000,000.				Not Permitted				
Self-Employment Requirements/Overlays	2-Years Personal/Business Returns YTD Profit and Loss and Balance Sheet on all Businesses. Secondary S/E Losses must be included in DTI. Additional 3 months Reserves				Tax returns per DULP findings. IE: 1 year with >5 years Self-Employed. YTD Profit and Loss and Balance Sheet on all Businesses. Secondary S/E Losses not required to be accounted for if primary income to qualify is Non-S/E.				2-Years Personal/Business Returns YTD Profit and Loss and Balance Sheet on all Businesses. Max LTV 90% Secondary S/E Losses >5% must be included in DTI.				Tax returns per DU findings. IE: 1 year with >5 years Self-Employed. YTD Profit and Loss and Balance Sheet on all Businesses. Secondary S/E Losses >5% of total income must be included in DTI. Secondary S/E guidelines only applicable if qualifying with Non S/E earnings.				Tax returns per DULP findings. IE: 1 year with >5 years Self-Employed. YTD Profit and Loss and Balance Sheet on all Businesses. Secondary S/E Losses not required to be accounted for if primary income to qualify is Non-S/E.				2-Years Personal/Business Returns YTD Profit and Loss and Balance Sheet on all Businesses. Secondary S/E Losses must be included in DTI.				
Reserves	6-8 months dependent upon occupancy, LTV, loan amount and FTHB status Business funds require reduced LTV/additional reserves Additional Financed REO - additional 6 months per property.				6-12 months dependent upon occupancy, LTV, loan amount. Additional Financed REO - additional 6 months per property.				6-30 months dependent upon occupancy, LTV, loan amount and FTHB status Business funds Allowed -<80% LTV Additional Financed REO - additional 6 months per property depending on number of financed properties				6-12 months dependent upon occupancy, LTV, loan amount and FTHB status Business funds Not allowed Additional Financed REO - additional 6 months per property depending on number of financed properties				6-18 months dependent upon occupancy, LTV, loan amount. Additional Financed REO - additional 6-8 months per property				12-36 months dependent upon occupancy, units, LTV, loan amount and FTHB status Additional Financed REO - additional 2 months per property 24 months reserves required for cash-out refinance				
Maximum # Financed Properties	4				Per Fannie Mae Guidelines				4				Per Fannie Mae Guidelines				10				5 if owner occupied, 4 if NDO.				
Maximum Acreage	Up to 20 acres permitted				Up to 40 acres permitted				Up to 10 acres permitted				>10 requires Pre-Approval				Up to 5 if zoned Commercial or Ag.				Up to 20 acres. Cannot be Ag zoned				
Business Funds for Down Payment/Reserves	Permitted				Permitted for down payment. Business funds not allowed for reserves				Permitted				Permitted for Down Payment. Not allowed for reserves				Permitted for down payment. Business funds not allowed for reserves				Permitted. Must be 100% owner and CPA letter required.				
Non-Occupant Borrowers with Blended Ratios	Not Permitted				Permitted in accordance with Fannie Mae guidelines. Must be an immediate family member				Not Permitted				Permitted in accordance with Fannie Mae guidelines. Must be an immediate family member				Permitted in accordance with Fannie Mae guidelines. Must be an immediate family member				Not Permitted				
Rental Income without a 2 Year Landlord History	Permitted				Permitted in accordance with Fannie Mae guidelines				Permitted				Permitted in accordance with Fannie Mae guidelines				Permitted in accordance with Fannie Mae guidelines				Permitted				
Asset Depletion with 3% ROR	Permitted				Permitted - follow Fannie Mae guidelines				Not Permitted				Not Permitted				Permitted - follow Fannie Mae guidelines				Not Permitted				
RSU as Income Source	Permitted				Permitted				Permitted				Permitted				Permitted				Permitted				
Delayed Financing (treated as R/T ref)	Permitted				Permitted as Cash-Out				Permitted				Permitted				Permitted as Cash-Out				Not Permitted				
Departure Residence Excluded from DTI if Pending sale.	Permitted with additional Reserves within 30 days of closing.				Follow Fannie Mae guidelines				Permitted with additional reserve within 30 days of closing				Follow Fannie Mae Guidelines				Follow Fannie Mae guidelines				Permitted with additional reserves and Enhanced CBR score				