

# Windsor Mortgage Prime Jumbo



	Prime Jumbo 1				Prime Jumbo 2				Prime Jumbo 3 AUS				Prime Jumbo 4			
Available Loan Terms	15, 20, 25, 30 year fixed, 5/6, and 7/6 SOFR ARM				20, 25, 30 year fixed				15, 20, 25, 30 year fixed				15, 30 year fixed, 5/6, 7/6, and 10/6 SOFR ARM			
Occupancy/ Transaction Type	Units	Max LTV/CLTV/ HCLTV	FICO	Max Loan Amount	Units	Max LTV/CLTV/ HCLTV	FICO	Max Loan Amount	Units	Max LTV/CLTV/ HCLTV	FICO	Max Loan Amount	Units	Max LTV/CLTV/ HCLTV	FICO	Max Loan Amount
Primary – Purchase or Rate/Term Refinance	1	85%	740	\$1,000,000	1-2	85%	680	\$1,000,000	1	70%	680	\$1,000,000	1-2	85%	720	\$1,000,000
	1	80%	700	\$1,500,000	1-2	80%	661	\$1,500,000	1	80%	700	\$1,500,000	1-2	75%	720	\$2,000,000
	1	75%	720	\$2,000,000	1-2	75%	680	\$2,000,000	1	75%	720	\$2,000,000	1-2	70%	760	\$3,000,000
	1	70%	720	\$2,500,000	3-4	70%	680	\$2,000,000	1	75%	720	\$2,000,000	1-2	75%	760	\$3,000,000
	1	70%	680	\$1,000,000					2	65%	700	\$1,000,000	3-4	70%	720	\$2,000,000
	2	65%	700	\$1,000,000					2	60%	680	\$1,500,000	3-4	65%	760	\$3,000,000
2	60%	720	\$1,500,000													
Primary – Purchase FTHB	Max loan amount \$1,500,000 (restrictions apply for loan amounts >\$1,000,000 - \$1,500,000. Max DTI 36%)				Max loan amount \$1,500,000 (restrictions apply for loan amounts >\$1,000,000 - \$1,500,000.				No Restriction				No restriction			
Primary – Cash-Out Refinance	1	70%*	720	\$1,000,000	1-2	75%	680	\$1,000,000	1	65%	700	\$1,000,000	1-2	65%	740	\$1,000,000
	1	65%*	700	\$1,000,000	1-2	70%	680	\$1,500,000	1	65%	720	\$1,500,000	1-2	60%	740	\$1,500,000
	1	65%*	720	\$1,500,000	3-4	60%	680	\$1,500,000	1	60%	720	\$2,000,000				
	1	60%*	720	\$2,000,000					2	60%	720	\$1,000,000				
	2	60%*	700	\$1,000,000												
	*Cash-out amount of up to \$500,000 permitted.				*Cash-out amount of up to \$500,000 permitted.				*20,25 or 30 year fixed: No cash-out limit				*Cash-out amount of up to \$350,000 permitted.			
Second Home - Purchase	1	80%	720	\$1,000,000	1	80%	680	\$1,000,000	1	80%	720	\$1,000,000	1	70%	740	\$1,500,000
		70%	720	\$1,500,000		70%	680	\$1,500,000		70%	720	\$1,500,000				
		65%	720	\$2,000,000		65%	680	\$2,000,000	1	65%	720	\$2,000,000				
Second Home – Rate/Term Refinance	1	80%	720	\$1,000,000	1	80%	680	\$1,000,000	1	80%	720	\$1,000,000	1	70%	740	\$1,500,000
		70%	720	\$1,500,000		70%	680	\$1,500,000	1	70%	720	\$1,500,000				
		65%	720	\$2,000,000		65%	680	\$2,000,000	1	65%	720	\$2,000,000				
Second Home – Cash- Out Refinance	1	60%*	740	\$1,500,000	1	65%	680	\$1,000,000	1	60%	720	\$1,500,000	NOT PERMITTED			
		50%*	740	\$2,000,000	1	60%	680	\$1,500,000	1	50%	720	\$2,000,000				
*Cash-out amount of up to \$500,000 permitted				*Cash-out amount of up to \$500,000 permitted				*No cash-out limit								
Investment - Purchase	1-4	70%	740	\$1,500,000	1-4	75%	680	\$1,500,000	Not Available				1	65%	760	\$1,500,000
Investment – Rate/Term Refinance	1-4	70%	740	\$1,500,000	1-4	70%	680	\$1,500,000					1	65%	760	\$1,500,000
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% .ARM and 15-year term: 43%				.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%				☐ Maximum: 49.99%				☐ Maximum: 43% ☐ Loan amount over \$1M Maximum: 41% ☐ Investment property maximum 40%			
Housing History	☐ Mortgage: 0x30x24 ☐ Rental: 0x30x12				☐ Mortgage: 1x30x12, or 2x30x24. Must not be in within the most recent three months of transaction ☐ Rental: 1x30x12				☐ Mortgage: 0x30x12 ☐ Rental: 0x30x12				☐ Mortgage: 0x30x12 ☐ Rental: 0x30x12			
Significant Derogatory Credit Waiting Period (including forbearance resulting in subsequent loan modification)	7 Years				4 Years *Requirements when between 4 and 7 years ☐ Tradeline requirements must be met ☐ Satisfactory housing history for twenty-four (24) months required ☐ No mortgage lates since credit event ☐ No public records since credit event ☐ Primary residence – purchase or rate/term refinance with a maximum 80% LTV/CLTV/HCLTV or program maximum if lower				7 Years				7 Years			
Single Loan Variance	Considered with strong compensating factors				Considered with strong compensating factors				Considered with strong compensating factors				N/A			
Reserves	☐ 6-48 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.				☐ 12-48 months dependent upon occupancy, LTV, loan amount and FTHB status ☐ Business funds require reduced LTV/additional reserves ☐ Additional Financed REO – additional 3-6 months per property depending on number of financed properties				☐ 6-12 months dependent upon occupancy, LTV, loan amount. ☐ Additional Financed REO – additional 6 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 refinances			
Maximum # Financed Properties	4				10				Per Fannie Mae Guidelines				5 if owner occupied, 4 if anything else.			
Maximum Acreage	Up to 20 acres permitted				Up to 40 acres permitted				Up to 40 acres permitted				Up to 20 acres, Cannot be Ag zoned			
Business Funds for Down Payment/Reserves	Permitted				Permitted				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 on primary residence purchase and R&T transactions. Additional conditions apply				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				Permitted in accordance with Fannie Mae guidelines				Permitted			
Asset Depletion with 3% ROR	Permitted				Permitted				Permitted – follow Fannie Mae guidelines				NOT PERMITTED			
RSU as Income Source	Permitted				Permitted				Permitted				Permitted			
Delayed Financing (treated as R/T refi)	Permitted				Permitted				Permitted				Not Permitted			
Departure Residence Excluded from DTI	Permitted				Permitted				Follow Fannie Mae guidelines				Permitted			