Windsor Medical Professionals Eligibility Matrix					
Fixed rate (15, 20, 25 and 30-year) & Hybrid ARM Products[3]					
Primary Residence | Purchase, Rate and Term Refinance[2]					
Transaction Type	**Units**	**FICO**	**Min LTV**	**Max LTV**	**Max Loan Amount**
Purchase or Rate and Term Refinance	1-unit only	680	90.01%	95%	$2,000,000
		680	90.01%	100%	$1,500,000
		720	90.01%	100%	$2,000,000

The following requirements apply for transactions with LTVs greater than 90.01%:

- MI not required
- Secondary financing not allowed
- Escrow/impound accounts required for LTVs greater than or equal to 90.01% unless prohibited by applicable laws

[2]Texas 50 (a) (6) & Texas 50 (f) (2) refinances (Texas Equity Loans) not allowed. Standard TX refinances allowed.
[3]ARM and 15-year fixed rate loans: Maximum DTI 45% & Maximum 10 acres

Medical Professionals Program Notes:

- ARMs loans in New York state must be $1 over current conforming/high balance limit set by FHFA.
- Exceptions may be granted on a case-by-case basis by Windsor Mortgage (at its sole determination) for loans with terms or characteristics that are outside of Windsor Mortgage 's Medical Professionals Program eligibility requirements. Approval of the exception must be granted by Windsor Mortgage prior to the delivery of the loan.
- The borrower(s) may own a total of four (4) financed, 1–4-unit residential properties including the subject property. See Multiple Financed Section for Reserve Requirements.
- Non-permanent resident max LTV 95%, see eligible borrowers' section for full requirements.

Higher Priced Mortgage Loans (HPML) are allowed if the following requirements are met:

- Loan must have an escrow account for a minimum of 5 years.
- 1002.14(a)(1) allowing the consumer to waive the requirement that the appraisal copy be provided three business days before consummation, does not apply to higher-priced mortgage loans subject to § 1026.35(c). A consumer of a higher-priced mortgage loan subject to § 1026.35(c) may not waive the timing requirement to receive a copy of the appraisal under § 1026.35(c)(6)(i).
- If the property was acquired by the seller less than 90 days from the purchase agreement and the purchase price exceeds the seller's acquisition price by more than 10% then a second full appraisal is required.
- If the property was acquired by the seller between 91-180 days from the purchase agreement and the purchase price exceeds the seller's acquisition price by more than 20% then a second full appraisal is required.
- If a second appraisal is required for one of the above two reasons, the borrower may only be charged for one of the appraisals.