



Windsor Prime Jumbo 4 Matrix

Primary Residence							
PRIMARY RESIDENCE: 1-2 UNIT, INCLUDING PUD ³ , CONDO							
Transaction Type	Max Loan Amt	Market ¹	LTV/CLTV/HCLTV	FICO	Max Cash-Out	Max DTI	Reserves
Purchase & Rate Term Refinance	\$1,500,000	Stable	80%/80%/80%	720	N/A	43%	12
	\$2,000,000		80%/80%/80%	740		41%	18
	\$3,000,000		70%/70%/70%	760			24
			75%/75%/75%				36
Cash-Out Refinance	\$1,500,000		70%/70%/70%	740	\$500,000	43%	18
	\$2,000,000		65%/65%/65%				
PRIMARY RESIDENCE: 3-4 UNIT							
Transaction Type	Max Loan Amt	Market ¹	LTV/CLTV/HCLTV	FICO	Max Cash-Out	Max DTI	Reserves
Purchase & Rate Term Refinance	\$2,000,000	Stable	75%/75%/75%	720	N/A	43%	18
	\$2,500,000		70%/70%/70%	740			
	\$3,000,000		65%/65%/65%	760		41%	36
Cash-Out Refinance	Not Permitted						

¹Depreciating Markets guide applies to any MSA depreciating 5.01% or more. The above maximum LTV/CLTV/HCLTV should be reduced by 5% or 10% if the subject property is located in a depreciating market as indicated on the Jumbo 4 Depreciating Markets list (5% for markets identified as “Depreciating” (>5.01% to ≤10%); 10% for markets identified as “Rapidly” depreciating (>10%)). See Jumbo 4 Exhibit 1-Depreciating Markets. **Declining markets indicated on appraisal also require reduced LTV.

³PUDs are only allowed on 1-unit properties.

Properties located in the state of Florida in FEMA Flood Zone A or V, including variations of these zones, are not permitted.

The minimum loan amount is \$1 over the agency conforming loan size unless noted otherwise. Loans eligible for an Agency High Balance program are not eligible for this program.

Loans must meet the Continuity of Obligation policy in the Transaction Types section of this guide.

Second Home							
SECOND HOME: 1-UNIT, INCLUDING PUD, CONDO							
Transaction Type	Max Loan Amt	Market ¹	LTV/CLTV/HCLTV	FICO	Max Cash-Out	Max DTI	Reserves
Purchase & Rate Term Refinance	\$2,000,000	Stable	75%/75%/75%	740	N/A	43%	18
	\$2,500,000		70%/70%/70%	760			
Cash-Out Refinance	Not Permitted						
¹Depreciating Markets guide applies to any MSA depreciating 5.01% or more. The above maximum LTV/CLTV/HCLTV should be reduced by 5% or 10% if the subject property is located in a depreciating market as indicated on the Jumbo 4 Depreciating Markets list (5% for markets identified as “Depreciating” (>5.01% to ≤10%); 10% for markets identified as “Rapidly” depreciating (>10%)). See Jumbo 4 Exhibit 1-Depreciating Markets. **Declining markets indicated on appraisal also require reduced LTV. Properties located in the state of Florida in FEMA Flood Zone A or V, including variations of these zones, are not permitted. The minimum loan amount is \$1 over the agency conforming loan size unless noted otherwise. Loans eligible for an Agency High Balance program are not eligible for this program. Loans must meet the Continuity of Obligation policy in the Transaction Types section of this guide.							
Second Home: 2-4 Units, Including PUDs – Not Permitted							
Investment Property							
INVESTMENT PROPERTY: 1-UNIT, INCLUDING CONDO AND PUDs							
Transaction Type	Max Loan Amt	Market ¹	LTV/CLTV/HCLTV	FICO	Max Cash-Out	Max DTI	Reserves
Purchase & Rate Term Refinance	\$1,500,000	Stable	65%/65%/65%	760	N/A	40%	36
Cash-Out Re- finance	Not Permitted						
¹Depreciating Markets guide applies to any MSA depreciating 5.01% or more. The above maximum LTV/CLTV/HCLTV should be reduced by 5% or 10% if the subject property is located in a depreciating market as indicated on the Jumbo 4 Depreciating Markets list (5% for markets identified as “Depreciating” (>5.01% to ≤10%); 10% for markets identified as “Rapidly” depreciating (>10%)). See Jumbo 4 Exhibit 1-Depreciating Markets. **Declining markets indicated on appraisal also require reduced LTV. ³PUDs are only allowed on 1-unit properties. Properties located in the state of Florida in FEMA Flood Zone A or V, including variations of these zones, are not permitted. Florida and Georgia condominiums secured as investment property are not permitted. The minimum loan amount is \$1 over the agency conforming loan size unless noted otherwise. Loans eligible for an Agency High Balance program are not eligible for this program. Loans must meet the Continuity of Obligation policy in the Transaction Types section of this guide.							
Investment Property: 2-4 Unit, Including PUDs – Not Permitted							