



Jumbo Programs Overview

Presented by: Marianne Kozak & Kristye Coomer

Arc Home Jumbo Solutions



	Jumbo Express	Jumbo Prime-1	Jumbo Prime-2	Super Jumbo
Max Loan Amount	\$2,000,000	\$3,000,000	\$3,000,000	\$5,000,000
Max LTV	89.99%	89.99%	80%	80%
Minimum Credit Score	660	700	700	700
Occupancy	<ul style="list-style-type: none"> • Primary Residence • Second Home • Investment 	<ul style="list-style-type: none"> • Primary Residence • Second Home • Investment 	<ul style="list-style-type: none"> • Primary Residence • Second Home • Investment 	<ul style="list-style-type: none"> • Primary Residence • Second Home
Units	1-4 Units	1-4 Units	1-4 Units	1-2 Units
DTI	45%	43%	43%	50%





Jumbo Express

- 89.99% LTV with 680 FICO
- Loan amount to \$2MM
- Credit score down to 660
- DTI up to 45%
- Available for Primary Residence, Second Home, and Investment
- First Time Home Buyers allowed





Overview – Jumbo Express

- Wholesale and Non-Delegated Correspondent
- 30-Year Fixed Rate (Fully Amortized)
- HI and NV ineligible; TX Cash-Out not allowed
- DU Approve/Ineligible **OR** LPA Accept/Ineligible required
 - Must be ineligible due to Loan Amount ONLY
 - Refer to Jumbo Express Guidelines **AND** Summary of Program Overlays to AUS and Fannie Mae/Freddie Mac Guidelines





Credit – Jumbo Express

- **Credit Report:** Tri-merge credit report required; each borrower must have **2** credit scores (one score or no score not eligible)
- **Mortgage/Rental History:** 0x30x24
- **Derogatory Credit Seasoning:** 84 months (includes bankruptcy, foreclosure, NOD, DIL, short sale)
- **Minimum Credit Requirement:** Per DU/LPA AUS AND Fannie Mae/Freddie Mac guide sections/publication date identified in guidelines





Income – Jumbo Express

- 2 years IRS tax transcripts required; **borrower pulled** transcripts not acceptable
- **Salaried**
 - Per DU/LPA AUS **AND** Fannie Mae/Freddie Mac guide sections/publication date identified in guidelines
- **Self-Employed**
 - Per DU/LPA AUS **AND** Fannie Mae/Freddie Mac guide sections/publication date identified in guidelines
 - P&L and Balance Sheet requirements:
 - 1) Audited YTD P&L and 2) Balance Sheet; **OR**
 - 1) Unaudited YTD P&L, 2) Business bank statements for **three (3)** most recent months on P&L, and 3) Balance Sheet
 - **Note:** 12-month P&L and Balance Sheet required if tax returns not filed for previous year



Reserve Requirements – Jumbo Express

Occupancy/LTV	Loan Amount	Minimum Reserves
Primary Residence, Second Home and Investment	\leq \$1,000,000	Follow AUS reserve requirements
	$>$ \$1,000,000	Greater of AUS reserve requirements OR 3 months PITIA reserves
LTV/CLTV $>$ 80%	Any	Greater of AUS reserve requirements OR 6 months PITIA reserves



Jumbo Prime

Prime-1

- Purchase up to 89.99% LTV with 720 FICO
- Loan amount to \$3MM
- Credit score down to 700
- DTI up to 43%
- Available for Primary Residence, Second Home, and Investment
- First Time Home Buyers allowed

Prime-2

- Up to 80% LTV
- Loan amount to \$3MM
- Credit score down to 700
- DTI up to 43%
- Available for Primary Residence, Second Home, and Investment
- First Time Home Buyers allowed





Overview – Jumbo Prime

- Wholesale and Non-Delegated Correspondent
- Available Programs
 - 15- and 30-Year Fixed Rate (Fully Amortized)
 - 5/6m, 7/6m, and 10/6m SOFR ARM (Fully Amortized)
- HI and NV ineligible; TX Cash-Out not allowed
- No AUS – manual Underwriting by Arc Home
 - Refer to Jumbo Prime Guidelines





Credit – Jumbo Prime

- **Credit Report:** Tri-merge credit report required; each borrower must have **2** credit scores (one score or no score not eligible)
- **Mortgage/Rental History:** 0x30x24
- **Derogatory Credit Seasoning:** 84 months (includes bankruptcy, foreclosure, NOD, DIL, short sale)
- **Minimum Credit** (applies to EACH borrower contributing income)
 - **Standard:**
 - Three (3) open and active tradelines for the past 24 months, with a minimum 24-month history; AND
 - Two (2) of the three (3) tradelines must show activity within 12 months from date of application; AND
 - One tradeline must be an installment, rental, or mortgage account
 - **Additional consideration** (for borrowers who do not meet standard tradeline requirements above):
 - At least eight (8) tradelines reporting, one must be a mortgage or rental history; AND
 - At least one (1) tradeline must be open and reporting for a minimum of 12 months; AND
 - Borrower must have an established credit history for at least 10 years



Income – Jumbo Prime

- 2 years IRS tax transcripts required; **borrower pulled** transcripts not acceptable
- **Salaried**
 - 2 years W-2s and YTD paystub(s) covering a 30-day period
 - WVOE required in addition to paystubs/W-2s for commission/bonus/non-base salary income
 - If also file Self-Employed and/or Supplemental Income/Loss tax return schedules:
 - YTD P&L and Balance Sheet for ALL businesses borrower owns 25% or more
 - 2 years most recent signed business tax returns required if business reports a loss on Schedule K-1
- **Self-Employed**
 - 2 years Personal and Business tax returns with all schedules required for any business used to qualify
 - P&L and Balance Sheet requirements:
 - 1) Audited YTD P&L and 2) Balance Sheet; **OR**
 - 1) Unaudited YTD P&L, 2) Business bank statements for **two (2)** most recent months on P&L, and 3) Balance Sheet
 - **Note:** 2 years most recent signed business tax returns required for ANY business that reports a loss AND YTD P&L and Balance Sheet required for ALL businesses borrower owns 25% or more



Reserve Requirements – Jumbo Prime

Occupancy	LTV/CLTV	Loan Amount	Minimum Reserves
Primary Residence	<= 80% (Prime-1 & Prime-2)	<= \$1,000,000	12 months PITIA reserves
		> \$1,000,000 to <= \$2,000,000	15 months PITIA reserves
		> \$2,000,000 to <= \$3,000,000	30 months PITIA reserves
	> 80% (Prime-1 only)	<= \$1,000,000	18 months PITIA reserves
Second Home	Any	<= \$1,000,000	12 months PITIA reserves
		> \$1,000,000 to <= \$2,000,000	18 months PITIA reserves
		> \$2,000,000 to <= \$3,000,000	30 months PITIA reserves
Investment	Any	Any	18 months PITIA reserves





Super Jumbo

- Up to 80% LTV
- Loan amount to \$5MM
- Credit score down to 700
- DTI up to 50%
- Available for Primary Residence and Second Home
- First Time Home Buyers allowed
- No maximum cash-out limit; Texas cash-out transactions permitted!
- Pricing – Float Down allowed!





Overview – Super Jumbo

- Wholesale Only
- Available Programs
 - 15- and 30-Year Fixed Rate (Fully Amortized)
 - 5/6m, 7/6m, and 10/6m SOFR ARM (Fully Amortized)
- HI and NV ineligible
- DU Approve/Ineligible recommendation required
 - Must NOT be ineligible due to DTI and/or multiple risk factors
 - Refer to Super Jumbo Guidelines **AND** Super Jumbo COVID Temporary Guideline Revisions & Eligibility Restrictions





Credit – Super Jumbo

- **Credit Report:** Tri-merge credit report required; each borrower must have **2** credit scores (one score or no score not eligible)
- **Mortgage/Rental History:** 0x30x12
- **Derogatory Credit Seasoning:**
 - **84** months for Bankruptcy, Foreclosure, DIL, Pre-Foreclosure, Short Sale and Mortgage Charge-Off; **48** months allowed with documented extenuating circumstances
 - **48** months for Modification of mortgage; **24** months allowed with documented extenuating circumstances
 - Multiple Bankruptcy filings not permitted
- **Minimum Credit Requirement:** Per DU AUS AND Super Jumbo guidelines





Income – Super Jumbo

- 2 years IRS tax transcripts required for ALL self-employed borrowers, when tax returns are used to document income, and when required by Underwriting
- **Salaried**
 - 2 years W-2s and most recent YTD paystub(s) with all YTD earnings
 - WVOE may be required in addition to paystubs/W-2s for some sources (i.e. tip, bonus, overtime, etc.)
 - 2 years most recent tax returns
- **Self-Employed**
 - 2 years signed Personal and Business tax returns with all schedules
 - P&L Requirement (temporary COVID guideline)
 - Audited YTD P&L reporting business revenue, expenses, and net income up to and including most recent month preceding loan application date; **OR**
 - Unaudited YTD P&L signed by borrower reporting business revenue, expenses, and net income up to and including most recent month preceding loan application date **AND** three business depository account statements no older than latest two months represented on YTD P&L



Reserve Requirements – Super Jumbo

Occupancy/DTI	Loan Amount	Minimum Reserves
Primary Residence and Second Home	</= \$1,000,000	Greater of Fannie Mae/DU required reserves OR 6 months PITIA reserves
	> \$1,000,000	Greater of Fannie Mae/DU required reserves OR 12 months PITIA reserves
DTI > 45%	Any	6 months PITIA reserves in addition to any other required reserves (as noted above and/or indicated in guidelines)



Jumbo Pricing in SPARC



Loan Information

Loan Purpose Purchase Refinance

First Time Home Buyer? [explain](#)

Impound? Yes

Doc Type Full Document

Appraised Value

Sales Price

Down Payment

1st Lien

2nd Financing? No Yes

Rate Lock Period days
Rate Lock Expiration Date: 9/16/2021 (Assumes a 45-day lock.)

Other Information

Loan Originator is Paid By Lender Borrower

of Loan Amount +

Lender Fee Buyout Requested? No

Expected AUS Response DU Approve/Eligible

Estimated Credit Score Total Monthly Income

None/Not Submitted
None/Not Submitted
DU Approve/Eligible
DU Approve/Ineligible
DU Refer/Eligible
DU Refer/Ineligible
DU Refer with Caution/Eligible
DU Refer with Caution/Ineligible
LPA Accept/Eligible
LPA Accept/Ineligible
LPA A- Level 1
LPA A- Level 2
LPA A- Level 3
LPA A- Level 4
LPA A- Level 5
LPA Caution/Eligible
LPA Caution/Ineligible

- **Doc Type** = Full Document
- **Rate Lock Period** > **30 days** (minimum 45 days)
- **Expected AUS Response**
 - **Jumbo Express** = DU Approve/Ineligible **OR** LPA Accept/Ineligible
 - **Jumbo Prime** = None/Not Submitted
 - **Super Jumbo** = DU Approve/Ineligible
- PML Options > Advanced Options
- Add Jumbo and Super Jumbo



Arc Home Jumbo Resources



Wholesale

- **Wholesale > Forms and Guidelines > Jumbo Forms and Guidelines**
 - Jumbo Express, Jumbo Prime, Super Jumbo Program Matrices and Guidelines
- **Wholesale > Forms and Guidelines > Wholesale Resources**
 - Jumbo Pricing and Lock Policy
 - Wholesale Important Information
 - Wholesale Transferred Appraisal Policy
- **Wholesale > Forms and Guidelines > Wholesale Forms**
 - Jumbo Initial Submission Checklist

Non-Delegated Correspondent

- **Correspondent > Non-Delegated Forms and Guidelines > Jumbo Forms and Guidelines**
 - Jumbo Express, Jumbo Prime Program Matrices and Guidelines
- **Correspondent > Non-Delegated Forms and Guidelines > Non-Delegated Correspondent Resources**
 - Correspondent Client Reference Guide
 - Correspondent Seller's Guide
 - Non-Delegated Correspondent Initial Submission Checklist
 - Non-Delegated Transferred Appraisal Policy

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Why Partner with Arc Home?

- Attract a diverse base of referral sources with our broad range of products
- Ease of use: Utilize the same online portal for all your loans at Arc Home
 - Agency, Government, Jumbo, Non-QM – Wholesale and Correspondent





QUESTIONS & ANSWERS



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