

# Product Snapshot

## Jumbo AUS 1



The Plaza Home Mortgage® Jumbo AUS 1 program utilizes Fannie Mae® DU® and Freddie Mac LPA® findings and documentation for Jumbo loan amounts up to \$2 million and offers 15 and 30-year fixed rate products. The minimum loan amount is \$548,251 or \$1 above the standard conforming limit for the number of units and property location. Loan amounts must exceed the FHFA High Balance loan limits for the property location (High Balance/Super Conforming eligible loans do not qualify for Jumbo AUS 1).

For any guidelines not addressed refer to Plaza's Credit Guidelines and chapters B3-3 through B3-6 of the **Fannie Mae Single Family Selling Guide, published June 3, 2020** (for DU loans) or Sections 5102 through 5500 of the **Freddie Mac Single Family Seller/Service Guide, published June 10, 2020** (for LPA loans) hereafter referred to as Fannie Mae and Freddie Mac Guidelines.

All Jumbo AUS 1 loans must be Qualified Mortgages (QM) and within the QM Safe Harbor. Loans that are Higher Priced Mortgage Loans (HPML), non-QM, or that are QM with Rebuttable Presumption are not eligible.

Please visit our website at [plazahomemortgage.com](http://plazahomemortgage.com) to view full Program Guidelines. The information contained in this matrix may not highlight all requirements of these programs and does not reduce or eliminate any requirements set forth in our Guidelines. Guidelines are subject to change without notice.

Primary Residence, Purchase and Rate/Term Refinance					
Property Type	LTV	CLTV/HCLTV	Credit Score	Loan Amount	Max DTI
1-Unit, PUD, Condo <sup>1</sup>	89.90% <sup>1,2</sup>	89.90% <sup>1,2</sup>	700	\$1,500,000	45%
	85% <sup>1,2</sup>	85% <sup>1,2</sup>	700	\$2,000,000	45%
	80%	80%	680	\$1,500,000	45%
2-4 Units	80%	80%	700	\$2,000,000	45%

<sup>1</sup> LTV/CLTV/HCLTV > 80%:

- Purchase transactions only.
- Escrow/impound accounts required for LTV > 80% unless prohibited by applicable laws.
- Condo maximum 85% LTV/CLTV/HCLTV.

<sup>2</sup> First time homebuyers: Maximum 80% LTV/CLTV/HCLTV.

Primary Residence, Cash-Out Refinance						
Property Type	LTV	CLTV/HCLTV	Credit Score	Loan Amount	Max Cash-Out	Max DTI
1-Unit, PUD, Condo	80%	80%	680	\$1,000,000	Per AUS	45%
	80%	80%	700	\$1,500,000	Per AUS	45%
	70%	70%	700	\$2,000,000	Per AUS	45%
2-4 Units	75%	75%	700	\$1,500,000	Per AUS	45%
	70%	70%	700	\$2,000,000	Per AUS	45%

<sup>1</sup> Second Home, Purchase and Rate/Term Refinance					
Property Type	LTV	CLTV/HCLTV	Credit Score	Loan Amount	Max DTI
1-Unit, PUD, Condo	80%	80%	680	\$1,500,000	45%
	75%	75%	700	\$2,000,000	45%

<sup>1</sup> First time homebuyers are not eligible for second homes.

Second Home, Cash-Out Refinance						
Property Type	LTV	CLTV/HCLTV	Credit Score	Loan Amount	Max Cash-Out	Max DTI
1-Unit, PUD, Condo	75%	75%	700	\$1,000,000	Per AUS	45%
	70%	70%	720	\$1,500,000	Per AUS	45%

<sup>1</sup> Investment Property, Purchase and Rate/Term Refinance					
Property Type	LTV	CLTV/HCLTV	Credit Score	Loan Amount	Max DTI
1-Unit, PUD, Condo, 2-4 Units	75%	75%	700	\$1,500,000	45%
	70%	70%	700	\$2,000,000	45%

<sup>1</sup> First time homebuyers are not eligible for investment property.

Investment Property, Cash-Out Refinance						
Property Type	LTV	CLTV/HCLTV	Credit Score	Loan Amount	Max Cash-Out	Max DTI
1-Unit, PUD, Condo, 2-4 Units	60%	60%	700	\$1,500,000	\$350,000	45%

Product Parameters	
<b>Appraisal</b>	<ul style="list-style-type: none"> <li>One full appraisal is required. Reduced appraisal requirements per AUS findings are not allowed.</li> <li>Properties must be appraised within the twelve months that precede the date of the Note and Mortgage.</li> <li>Appraisals must not be over 120 days old from the date of the Note. If appraisal is over 120 days old a recertification of value is required.</li> <li>Personal property may not be included in the purchase agreement/sales contract. Personal property items should be deleted from the sales contract or reasonable value must be documented and the sales price adjusted. Items that are customary to residential real estate transactions such as lighting fixtures, kitchen appliances, window treatments and ceiling fans are not considered personal property for purposes of this section.</li> <li>Transferred Appraisals: Not allowed.</li> </ul>
<b>Underwriting Method</b>	<p>All loans must be submitted to DU or LPA and receive findings of DU Approve/Ineligible or LPA Accept/Ineligible with the loan amount being the only reason for the Ineligible finding. Findings of DU Approve/Eligible or LPA Accept/Eligible are not eligible for this program. Loans must be documented per the DU or LPA findings and the corresponding Fannie Mae or Freddie Mac Guidelines except for those guideline differences identified herein. In case of a conflict between these program guidelines and Fannie Mae or Freddie Mac Guidelines, the requirements in these program guidelines will prevail.</p> <p><b>QM Designation:</b> The underwriter must indicate the QM designation of the loan on the 1008. All primary residence and second home Jumbo AUS 1 loans must be QM Safe Harbor. Investment property loans are considered business purpose loans and therefore not subject to QM and should be designated as QM Exempt.</p>
<b>Bankruptcy, Foreclosure, Short Sale</b>	<ul style="list-style-type: none"> <li>7 years since discharge/dismissal/completion date.</li> <li>Multiple derogatory credit events are not allowed.</li> </ul>
<b>Eligible Borrowers</b>	<ul style="list-style-type: none"> <li>All borrowers must have a valid Social Security Number</li> <li>U.S. citizens</li> <li>Permanent resident aliens with evidence of lawful residency</li> <li>Inter Vivos Revocable Trusts</li> <li>Non-Occupant Co-Borrowers are allowed per AUS findings</li> <li>First time homebuyer</li> <li>Maximum of four (4) borrowers per loan.</li> </ul>
<b>Eligible Property Types</b>	<ul style="list-style-type: none"> <li>Attached/detached SFRs</li> <li>Attached/detached PUDs</li> <li>Condos</li> <li>2-4 units</li> </ul>
<b>Credit Trade Lines</b>	Per AUS findings
<b>Escrow Holdbacks</b>	Not eligible.
<b>Escrow Waiver</b>	Escrow/impound accounts required for LTV > 80% unless prohibited by applicable laws.
<b>Geographic Restrictions</b>	<ul style="list-style-type: none"> <li><b>Hawaii:</b> Properties in Lava Flow Zones 1 or 2 are not allowed.</li> <li><b>Texas:</b> Texas Section 50(a)(6) transactions are not allowed.</li> </ul>
<b>Source of Funds</b>	<ul style="list-style-type: none"> <li>Follow the requirements per the DU or LPA findings and <b>Fannie Mae Guidelines</b> (for DU) or <b>Freddie Mac Guidelines</b> (for LPA). If a discrepancy exists between DU and the aforementioned Fannie Mae Guide, or LPA and the aforementioned Freddie Mac Guide, the Guide requirements must be followed.</li> <li>Gift funds (except gifts of equity) and minimum borrower contribution requirements are allowed per <b>Fannie Mae Guidelines</b> (for DU) or <b>Freddie Mac Guidelines</b> (for LPA).</li> <li>Gifts of equity are not allowed.</li> </ul>

<b>Income Documentation</b>	<p><b>Income Analysis Form:</b> An income worksheet must be provided on every loan. Borrowers with multiple businesses must show income/loss details separately, not in aggregate on the Income Worksheet. Plaza's Income Worksheet, Fannie Mae Form 1084 or Freddie Mac Form 91 is required for self-employment income analysis.</p> <p><b>Salaried Borrowers:</b></p> <ul style="list-style-type: none"> <li>• Completed, signed and dated final Uniform Residential Mortgage Application. <ul style="list-style-type: none"> <li>○ Follow the requirements per the DU or LPA findings and <b>Fannie Mae Guidelines</b> (for DU) or <b>Freddie Mac Guidelines</b> (for LPA).</li> </ul> </li> <li>• Verbal Verification of Employment</li> <li>• Signed IRS Form 4506-C.</li> <li>• Tax transcripts are required to be obtained from for the income being considered for qualification. <ul style="list-style-type: none"> <li>○ Wage transcripts are acceptable for W-2 borrowers.</li> <li>○ Borrower pulled transcripts are not acceptable.</li> <li>○ The IRS transcripts and the supporting income documentation must be consistent.</li> </ul> </li> <li>• Transcripts are not required for business tax returns.</li> </ul> <p>Refer to Program Guidelines for complete income documentation requirements.</p>
<b>Interested Party Contributions</b>	<ul style="list-style-type: none"> <li>• Primary Residence/Second Home: <ul style="list-style-type: none"> <li>○ LTV/CLTV/HCLTV &gt; 75: 6% max</li> <li>○ LTV/CLTV/HCLTV &lt;= 75%: 9 % max</li> </ul> </li> <li>• Investment Properties: 2% max, regardless of LTV/CLTV/HCLTV</li> </ul>
<b>Maximum Financed Properties</b>	<ul style="list-style-type: none"> <li>• Primary residence: There is no limit on number of financed properties the borrower owns.</li> <li>• Second home and investment property: Follow Fannie Mae or Freddie Mac guidelines per the AUS findings</li> </ul>
<b>Mortgage History</b>	<ul style="list-style-type: none"> <li>• A minimum of twenty four (24) months verified housing history is required and must reflect 0 x 30 lates.</li> <li>• Borrowers who have owned or rented for less than twenty four (24) months are eligible and must document 0 x 30 for the period rated and must verify no payment for the remainder of the 24 months.</li> <li>• Borrowers living rent free are eligible and must provide explanation and verification of living rent free.</li> <li>• All payment ratings on properties for all borrowers will be considered mortgage credit for grading purposes.</li> <li>• If primary residence housing history reflects a forbearance arrangement, the payment history must reflect 0 x 30 lates in the most recent 24 months since exiting forbearance. The payment history must be provided by the lender/servicer.</li> </ul>
<b>Mortgage Insurance</b>	Not required, regardless of LTV.
<b>Non-Arm's Length Transactions</b>	May be allowed with additional restrictions.
<b>Occupancy</b>	Primary Residence, Second Home, Investment Property
<b>Qualifying Ratios</b>	<ul style="list-style-type: none"> <li>• Max DTI is 45%</li> <li>• Fixed Rate: Qualify at the Note rate</li> </ul>
<b>Refinance</b>	<p><b>Rate/Term Refinance:</b></p> <ul style="list-style-type: none"> <li>• Minimum of 6 months seasoning from the Note date of the new transaction required if previous refinance was cash-out, including the pay-off of a non-seasoned subordinate lien.</li> <li>• For properties purchased more than six (6) months prior to the closing date the current appraised value may be used to calculate LTV/CLTV/HCLTV.</li> <li>• Cash back to the borrower is limited to the lesser of \$2,000 or 1% of the new loan. Principal reduction is permitted up to a maximum of \$2,000.</li> </ul> <p><b>Cash-Out Refinance:</b></p> <ul style="list-style-type: none"> <li>• Borrower must have held title for a minimum of 6 months from disbursement date.</li> <li>• The current appraised value may be used to calculate LTV/CLTV/HCLTV.</li> <li>• Properties listed for sale are ineligible for refinance unless the listing was withdrawn (or expired) six (6) months prior to the date of closing.</li> <li>• Texas Cash-Out refinances are ineligible.</li> </ul>

<b>Reserves</b>	<p>Reserves must be verified and comprised of liquid assets that borrower can readily access.</p> <p>Reserve requirements are listed below. If more than one attribute applies, follow the greater reserve requirement.</p> <ul style="list-style-type: none"> <li>• Loan Amount &lt;= \$1,000,000: Per AUS</li> <li>• Loan Amount &gt; \$1,000,000: Greater of AUS or 3 months PITIA</li> <li>• LTV/CLTV/HCLTV &gt; 80%: 6 months PITIA</li> </ul> <p><b>Reserves and Multiple Financed Properties:</b> Follow <b>Fannie Mae Guidelines</b> (for DU) or <b>Freddie Mac Guidelines</b> (for LPA).</p> <p><b>Ineligible Sources for Reserves:</b></p> <ul style="list-style-type: none"> <li>• Equity lines of credit or Bridge loans or any other borrowed funds</li> <li>• Gift funds</li> <li>• Cash out from the subject property</li> </ul>
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Product Name	Product Code	Available Term in Months
Jumbo AUS 1 15 Year Fixed	JAUSF15	180
Jumbo AUS 1 30 Year Fixed	JAUSF30	360

*The information contained in this flyer may not highlight all requirements; refer to Plaza's program guidelines. Plaza's programs neither originate from nor are expressly endorsed by any government agency.*

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