

## Wells Fargo Jumbo 15 & 30 Year Product Matrices

### Primary Residence - Purchase and Rate/Term Refinance

The LTV/CLTV matrix below is allowed with the following products:

- Fixed rate (15- to 30-year)
- ARMs (5/1,7/1 and 10/1 LIBOR ARMs)

Loan Amount/Combined Loan Amount <sup>1</sup>	Single Family Detached /Attached, PUD, Co-op, Condo with Credit Score ≥ 720		Condo with Credit Score < 720		2-Unit		3- to 4- Unit		Min. Credit Score
	Max. LTV	Max. CLTV	Max. LTV	Max. CLTV	Max. LTV	Max. CLTV	Max. LTV	Max. CLTV	
\$417,000-\$750,000 <sup>2</sup>	80	80	75	75	75	75	70	70	700 – Fixed rate
>\$750,000-\$1,000,000	80	80	75	75	75	75	70	70	
>\$1,000,000-\$1,500,000	80	80	75	75	75	75	70	70	
>\$1,500,000-\$2,000,000	80	80	75	75	75	75	70	70	
>\$2,000,000-\$2,500,000	75	75	70	70					720 - ARMs
>\$2,500,000- \$3,000,000	70	70	65	65					

### Primary Residence Cash-Out Limits

LTV/CLTV	Maximum Amount of Cash Out
>65%	\$400,000
≤65%	\$500,000

### Primary Residence Reserve/PCL Requirements

Loan Amount/Adjusted Combined Loan Amount <sup>1</sup>	Single Family Detached/Attached, PUD, Co-op, Condo	2-unit	3 - to 4 - unit
>Up to \$1,000,000	12 months' PITI <sup>1</sup>	12 months' PITI <sup>4</sup>	36 months' PITI <sup>4</sup>
>1,000,000-\$2,000,000	12 months' PITI <sup>4</sup>	18 months' PITI <sup>4</sup>	
>\$2,000,000-\$4,000,000	24 months' PITI <sup>4</sup>		

### Purchase and Rate/Term Refinance

The LTV/CLTV matrix below is allowed for the following products:

- Fixed rate (15 & 30-year)
- Primary Residence - Cash-out Refinance
- ARMs (5/1, 7/1, and 10/1 LIBOR ARMs)

Loan Amount/ Combined Loan Amount <sup>3</sup>	Single Family Detached/Attached, PUD, Co-op, Condo		Min. Credit Score
	Max. LTV	Max. CLTV	
>\$417,000-\$750,000 <sup>4</sup>	70	70	720
>\$750,000-\$1,500,000	70	70	
>\$1,500,000-\$2,000,000	65	65	

<sup>1</sup> Combined Loan amount (total number of all loans/lines against the subject property) applies when secondary financing exists.

<sup>2</sup> Non-Conforming first Loan amounts must be greater than \$417,000.

<sup>3</sup> Combined Loan amount (total number of all loans/lines against the subject property) applies when secondary financing exists

<sup>4</sup> Non-Conforming first Loan amounts must be greater than \$417,000

### Second Home- Purchase and Rate/Term Refinance

The LTV/CLTV matrix below is allowed for the following products

- Fixed rate (15- to 30-year)
- ARMs (5/1, 7/1, and 10/1 LIBOR ARMs)

Loan Amount/ Combined Loan Amount <sup>5</sup>	Single Family Detached/Attached, PUD, Co-op, Condo		Min. Credit Score
	Max. LTV	Max. CLTV	
>\$417,000-\$750,000 <sup>6</sup>	70	70	720
>\$750,000-\$1,500,000	70	70	
>\$1,500,000-\$2,000,000	65	65	

### Second Home – Cash-out Refinance

The LTV/CLTV matrix below is allowed with the following products:

- Fixed rate (15- to 30-year)
- ARMS (5/1, 7/1 and 10/1 LIBOR ARMS)

Loan Amount/Combined Loan Amount <sup>7</sup>	Single Family Detached/Attached, PUD, Co-op, Condo		Min. Credit Score
	Max. LTV	Max. CLTV	
\$417,000-\$650,000 <sup>8</sup>	70	70	750
\$650,000-\$1,500,000	65	65	
\$1,500,000-\$2,000,000	60	60	

### Second Home- Reserve/PCL Requirements

Loan Amount/Adjusted Combined Loan Amount <sup>9</sup>	Single Family Detached/Attached, PUD Co-op, Condo
Up to \$1,000,000	18 months' PITI <sup>10</sup>
>\$1,000,000-\$2000,000	24 months' PITI <sup>4</sup>
>\$2,000,000-\$4,000,000	36 months' PITI <sup>4</sup>

### Second Home / Investment Property – Cash-out Limits

LTV/CLTV	Maximum amount of Cash Out
Second Home – All LTV	\$350,000
Investment Property – All LTV	\$400,000

### Investment Property- Purchase, Rate/Term, and Cash-out Refinance

The LTV/CLTV matrix below is allowed with the following products:

- Fixed Rate (15- to 30-year)
- ARMs (7/1 and 10/1 ARMs)

Combined Loan Amount <sup>1</sup>	Single Family Detached / Attached, PUD, Condo		Reserves/PCL Requirements	Credit Score
	LTV	CLTV		
\$417,000 up to \$2,000,000	60	60	<ul style="list-style-type: none"> <li>➤ Loan Amount/Adjusted Combined Loan Amount up to \$1,000,000: 24 months' PITI</li> <li>➤ Loan Amount/Adjusted Combined Loan Amount &gt;\$1,000,000 to \$2,000,000: 30 months' PITI</li> </ul>	740

<sup>5</sup> Combined Loan amount (total number of all loans/lines against the subject property) applies when secondary financing exists

<sup>6</sup> Non-Conforming first Loan amounts must be greater than \$417,000

<sup>7</sup> Combined Loan Amount (total of all loans/lines against the subject property) applies when secondary financing exists.

<sup>8</sup> Non-Conforming first Loan amounts must be greater than \$417,000

<sup>9</sup> Adjusted combined Loan amount (total of all loans/outstanding line balances against the subject property) applies when secondary financing exists.

<sup>10</sup> See Section 825.07(a): **Borrower Liquidity** for funds eligible to meet the reserve requirements.