



PREMIER SOLAIR JUMBO

DU / LPA Approve/Eligible or DU / LPA Approve/Accept Ineligible Due Only to Loan Amount

30 Year Fixed Rate - Fully Amortizing

Occupancy - Units	Purchase / Rate and Term				Cash Out Refinance				
	Maximum Loan Amount	Maximum LTV/CLTV	Min FICO	Minimum Reserves (1)	Maximum Loan Amount	Maximum LTV/CLTV	Min FICO	Minimum Reserves (1)	Max Cash Out
Primary 1 Unit	\$2,000,000	89.99%/89.99%*	680	See Below	\$2,000,000	89.99%/89.99%*	740	See Below	500K
	\$2,000,000	80%/80%	660		\$2,000,000	80%/80%	680		500K
	\$2,500,000	80%/80%	720		\$3,000,000	80%/80%	740		500K
	\$3,000,000	80%/80%	740		NA	NA	NA		NA
Second Home	\$2,000,000	89.99%/89.99%*	680		\$2,000,000	75%/75%	700		500K
	\$2,000,000	80%/80%	660		\$3,000,000	75%/75%	740		500K
	\$2,500,000	80%/80%	720		NA	NA	NA		NA
	\$3,000,000	80%/80%	740		NA	NA	NA		NA
Primary 2 - 4 Unit	\$2,000,000	80%/80%	700		\$2,000,000	75%/75%	700		500K
Non-Owner Occupied 1 Unit	\$2,000,000	80%/80%	680		\$1,000,000	75%/75%	680		350K
	\$2,000,000	70%/70%	660		\$2,000,000	75%/75%	720		350K
	\$2,500,000	75%/75%	720		\$2,000,000	70%/70%	680		350K
Non-Owner Occupied 2-4 Unit	\$2,000,000	75%/75%	680	\$1,000,000	70%/70%	680	350K		
	\$2,000,000	65%/65%	660	\$2,000,000	70%/70%	720	350K		
	\$2,500,000	70%/70%	720	\$2,000,000	65%/65%	680	350K		

1 Reserves

Follow the greater of the AUS reserve requirements or below requirements

If AUS does not provide minimum reserves requirements follow below requirements

LTV/CLTV <= 80%

Loan Amount <=\$1,000,000 - follow AUS requirements

Loan Amount > \$1,000,000 and <= \$2,000,000 - 3 months PITI reserves

Loan Amount > \$2,000,000 and <= \$2,500,000 - 12 months PITI reserves

Loan Amount > \$2,500,000 and <= \$3,000,000 - 18 months PITI reserves

Cash Out Refinance

Loan Amount > \$2,000,000 and <= \$2,500,000 - 18 months PITI reserves

The Premier Solair Jumbo program promotes and supports clean and renewable energy conscious residential lending

The subject property must have a verified presence of a Solar or Geothermal energy feature.

PROGRAM HIGHLIGHTS AND GUIDELINES

Underwriting	AUS findings required with Approve/Accept Eligible or Approve/Accept Ineligible due only to loan payment
Minimum Loan Amount	\$400,000
Subordinate Financing	Permitted on purchase and rate & term refinance transactions only up to maximum LTV/CLTV as per matrix. The CLTV should be calculated using the unpaid principal balance on all closed end subordinate financing and the full amount of any HELOCs (whether or not funds have been drawn)
Flip Transactions	Seller must have taken title a minimum of 90 days prior to date of sales contract
Multiple Financed Properties	For owner occupied transactions there is no limit on number of financed properties the borrower owns. For second homes the borrower may have the maximum number of financed properties as stipulated by AUS
Eligible Types	Single Family, 2 Unit, PUD, Condo (Agency Warrantable)
Ineligible Property	Manufactured homes, 3-4 units, unique properties, working farms, log homes, condotels, co-ops, mixed use, leasehold
Appraisal	FNMA 2075/FHLMC 2070 not allowed in lieu of an appraisal. Property Inspection Waiver (PIW) not allowed. Lender must order a CDA. Loans with collateral uw score of 2.5 or lower are exempt from this requirement. Two full appraisals are required for loan amounts > \$1,500,000
Borrowers	All borrowers must have a valid social security number
First Time Home Buyer	Owner occupied properties only. Maximum 80% LTV/CLTV
Non Occupant Co-Borrower(s)	Allowed per AUS
Inter Vivos Revocable Trusts	Lender must warrant that the Mortgage and Trust documents meet Agency eligibility criteria including title and title insurance requirements, and applicable state laws that regulate the loan origination of inter vivos revocable trusts
Minimum Credit	Non traditional credit not acceptable. All borrowers must have a minimum of 2 credit scores. Each borrower must have a minimum of 3 open tradelines active for the past 24 months. For borrowers with mortgage or rental history borrower must have 0x30 lates in the past 24 months
Wage Earner and Self Employed Income Documentation	All income source documentation and method of income calculation must meet Investor requirements. All requirements stipulated by the Investor must be followed
Verbal VOE	Salaried Borrower - Verbal VOE covering 24 months dated within 5 business days prior to closing documented in writing. Prior employment VOE(s) must be dated prior to closing but are not required to be dated within 10 calendar days prior to closing. Self-Employed Borrower - verify the existence of the borrower's business within 5 calendar days prior to closing
4506-T/Tax Transcripts	Signed 4506-T form required for all borrowers. Past two (2) years tax transcripts required
Qualified Mortgage (QM) / Ability to Repay	Each loan must be in compliance with the Ability to Repay (ATR) and Qualified Mortgage (QM) rules established by the Consumer Financial Protection Bureau (CFPB) as well as all regulatory compliance regulations as outlined in the guidelines
Seller Contribution	LTV between 75.01% to 89.99% max 6% contribution allowed. LTV <= 75% max 9% contribution allowed
Age of Credit Documents	Per AUS requirements
Fraud Report	FraudGuard report or similar must be included in each file submission
Escrow Holdback	Not allowed