



CONVENTIONAL JUMBO LOAN PRODUCTS NON-CONFORMING CONVENTIONAL LTV MATRIX

PRIMARY RESIDENCE – PURCHASE AND RATE/TERM REFINANCE

ALLOWED PRODUCTS: Fixed Rate (15- to 30-Year Term) / ARM (5/1, 7/1, and 10/1 LIBOR)

Loan Amount / Combined Loan Amount ¹	Market Class	Single-family Attached / Detached, PUD Attached / Detached, Condo Detached or Attached w/ Loan Score ≥ 720 ⁴	Attached Condo with Loan Score < 720 ⁴	2-Unit SFR	3- to 4-Unit SFR	Minimum Loan Score
		Max LTV/CLTV	Max LTV/CLTV	Max LTV/CLTV	Max LTV/CLTV	
≤ \$750,000 ²	1	75% LTV/85% ³ CLTV	75%	75%	70%	700 Fixed Rate —or— 720 ARM
		80%				
	2	80%	75%	75%	70%	
		Restricted				
			75% w/ Loan Score < 740	70% Loan Score < 740	65% Loan Score < 740	
	3	75%	70%	70%	65%	
4	70%	65%	65%	60%		
> \$750,000 - \$1,000,000	1	80%	75%	75%	70%	
		80%				
	2	80% w/ Loan Score ≥ 740	75%	75%	70%	
		Restricted				
			75% w/ Loan Score < 740	70% Loan Score < 740	65% Loan Score < 740	
	3	75%	70%	70%	65%	
4	70%	65%	65%	60%		

(Table continued)

1. Combined loan amount (total of all liens against the subject property) applies when secondary financing exists.
2. First loan amounts must be greater than the contiguous U.S. one-, two-, three-, or four-unit conforming loan limits (as applicable).
3. Email scenarios@lsmortgage.com for additional restrictions when CLTV exceeds 80%.
4. Maximum LTV/CLTV for condos (attached or detached) in Miami-Dade County, Florida, is 70%.
5. CA loans in Marin, San Benito, Santa Clara and Sonoma Counties require 5% reduction to the max allowed LTV/CLTV if Loan Score < 760.



CONVENTIONAL JUMBO LOAN PRODUCTS NON-CONFORMING CONVENTIONAL LTV MATRIX

PRIMARY RESIDENCE – PURCHASE AND RATE/TERM REFINANCE (CONTINUED)						
ALLOWED PRODUCTS: Fixed Rate (15- to 30-Year Term) / ARM (5/1, 7/1, and 10/1 LIBOR)						
Loan Amount / Combined Loan Amount ¹	Market Class	Single-family Attached / Detached, PUD Attached / Detached, Condo Detached or Attached w/ Loan Score ≥ 720 ⁴	Attached Condo with Loan Score < 720 ⁴	2-Unit SFR	3- to 4-Unit SFR	Minimum Loan Score
		Max LTV/CLTV	Max LTV/CLTV	Max LTV/CLTV	Max LTV/CLTV	
> \$1,000,000- \$1,500,000	1	80%	75%	75%	70%	700 Fixed Rate —or— 720 ARM
	2	80%	75%	75%	70%	
	2 Restricted	80% w/ Loan Score ≥ 740	75%	75% Loan Score ≥ 740	70% Loan Score ≥ 740	
		75% w/ Loan Score < 740		70% Loan Score < 740	65% Loan Score < 740	
	3	75%	70%	70%	65%	
4	70%	65%	65%	60%		
> \$1,500,000- \$2,000,000	1	80%	75%	75%	70%	
	2	80%	75%	75%	70%	
	2 Restricted	80% w/ Loan Score ≥ 740	75%	75% Loan Score ≥ 740	70% Loan Score ≥ 740	
		75% w/ Loan Score < 740		70% Loan Score < 740	65% Loan Score < 740	
	3	75%	70%	70%	65%	
4	70%	65%	65%	60%		

(Table continued)

1. Combined loan amount (total of all liens against the subject property) applies when secondary financing exists.
2. First loan amounts must be greater than the contiguous U.S. one-, two-, three-, or four-unit conforming loan limits (as applicable).
3. Email scenarios@lsmortgage.com for additional restrictions when CLTV exceeds 80%.
4. Maximum LTV/CLTV for condos (attached or detached) in Miami-Dade County, Florida, is 70%.
5. CA loans in Marin, San Benito, Santa Clara and Sonoma Counties require 5% reduction to the max allowed LTV/CLTV if Loan Score < 760.



CONVENTIONAL JUMBO LOAN PRODUCTS NON-CONFORMING CONVENTIONAL LTV MATRIX

PRIMARY RESIDENCE – PURCHASE AND RATE/TERM REFINANCE (CONTINUED)

ALLOWED PRODUCTS: Fixed Rate (15- to 30-Year Term) / ARM (5/1, 7/1, and 10/1 LIBOR)

Loan Amount / Combined Loan Amount ¹	Market Class	Single-family Attached / Detached, PUD Attached / Detached, Condo Detached or Attached w/ Loan Score ≥ 720 ⁴	Attached Condo with Loan Score < 720 ⁴	2-Unit SFR	3- to 4-Unit SFR	Minimum Loan Score
		Max LTV/CLTV	Max LTV/CLTV	Max LTV/CLTV	Max LTV/CLTV	
> \$2,000,000- \$2,500,000	1	75%	70%			700 Fixed Rate —or— 720 ARM
	2	75%	70%			
	2 Restricted	75% w/ Loan Score ≥ 740	70%			
		70% w/ Loan Score < 740				
	3	70%	65%			
4	65%	60%				
> \$2,500,000- \$3,000,000	1	70%	65%			
	2	70%	65%			
	2 Restricted	70% w/ Loan Score ≥ 740	65%			
		65% w/ Loan Score < 740				
	3	65%	60%			
4	60%	55%				

1. Combined loan amount (total of all liens against the subject property) applies when secondary financing exists.
2. First loan amounts must be greater than the contiguous U.S. one-, two-, three-, or four-unit conforming loan limits (as applicable).
3. Email scenarios@lsmortgage.com for additional restrictions when CLTV exceeds 80%.
4. Maximum LTV/CLTV for condos (attached or detached) in Miami-Dade County, Florida, is 70%.
5. CA loans in Marin, San Benito, Santa Clara and Sonoma Counties require 5% reduction to the max allowed LTV/CLTV if Loan Score < 760.



CONVENTIONAL JUMBO LOAN PRODUCTS NON-CONFORMING CONVENTIONAL LTV MATRIX

PRIMARY RESIDENCE – CASH-OUT REFINANCE

ALLOWED PRODUCTS: Fixed Rate (15- to 30-Year Term) / ARM (5/1, 7/1, and 10/1 LIBOR)

Loan Amount / Combined Loan Amount ¹	Market Class	Single-family Attached / Detached, PUD, Condo	Attached Condo with Loan Score < 720	2-Unit SFR	3- to 4-Unit SFR	Minimum Loan Score
		Max LTV/CLTV	Max LTV/CLTV	Max LTV/CLTV	Max LTV/CLTV	
≤ \$750,000 ²	1	70%				720
	2	70% ⁵				
	2 Restricted	70% w/ Loan Score ≥ 760				
		65% w/ Loan Score < 760				
	3	65%				
4	60%					
> \$750,000 - \$1,500,000	1	70%				
	2	70%				
	2 Restricted	70% w/ Loan Score ≥ 760				
		65% w/ Loan Score < 760				
	3	65%				
4	60%					
> \$1,500,000 - \$2,000,000	1	65%				720
	2	65%				
	2 Restricted	65% w/ Loan Score ≥ 760				
		60% w/ Loan Score < 760				
	3	60%				
4	55%					

1. Combined loan amount (total of all liens against the subject property) applies when secondary financing exists.
2. First loan amounts must be greater than the contiguous U.S. one-, two-, three-, or four-unit conforming loan limits (as applicable).
3. Email scenarios@lsmortgage.com for additional restrictions when CLTV exceeds 80%.
4. Maximum LTV/CLTV for condos (attached or detached) in Miami-Dade County, Florida, is 70%.
5. CA loans in Marin, San Benito, Santa Clara and Sonoma Counties require 5% reduction to the max allowed LTV/CLTV if Loan Score < 760.



CONVENTIONAL JUMBO LOAN PRODUCTS NON-CONFORMING CONVENTIONAL LTV MATRIX

PRIMARY RESIDENCE						
CASH-OUT LIMITS		RESERVE/PCL REQUIREMENTS				
LTV/CLTV	Max Cash Out	Loan Amount / Adjusted Combined Loan Amount ¹	Single-family Detached / Attached, PUD, Condo	2-Unit SFR	3- to 4-Unit SFR	
> 65%	\$400,000					
≤ 65%	\$500,000					
1. Adjusted combined loan amount (total of all liens against the subject property) applies when secondary financing exists (when subordinate financing is a line of credit, the outstanding balance is used). 2. Email scenarios@lsmortgage.com for information on reserve requirements.		Up to \$1,000,000	12 Months' PITI ²	12 Months' PITI ²	36 Months' PITI ²	
		> \$1,000,000—\$2,000,000	12 Months' PITI ²	18 Months' PITI ²	36 Months' PITI ²	
		> \$2,000,000—\$4,000,000	24 Months' PITI ²			
		When aggregate financing for all properties owned by the borrower exceeds \$3,000,000 one of the following is required: <ul style="list-style-type: none"> • Minimum reserve (post-closing liquidity) of 36 months' PITI, or • Maximum 50% LTV/CLTV 				
SECOND HOME – PURCHASE AND RATE/TERM REFINANCE						
ALLOWED PRODUCTS: Fixed Rate (15- to 30-Year Term) / ARM (5/1, 7/1, and 10/1 LIBOR)						
Loan Amount / Combined Loan Amount ¹	Market Class	Single-family Detached / Attached, PUD, Detached Condo, Attached Condo w/Loan Score ≥ 720 ³	Attached Condo with Loan Score < 720	Minimum Loan Score		
		Max LTV/CLTV				
≤ \$1,500,000 ²	1	80%	75%	700 Fixed Rate —or— 720 ARM		
	2	80%	75%			
	Restricted	2	80% w/ Loan Score ≥ 740			75%
		2	75% w/ Loan Score < 740			75%
	3	75%	70%			
4	70%	65%				
> \$1,500,000 — \$2,000,000	1	75%	70%			
	2	75%	70%			
	Restricted	2	75% w/ Loan Score ≥ 740			70%
		2	70% w/ Loan Score < 740			70%
	3	70%	65%			
4	65%	60%				



CONVENTIONAL JUMBO LOAN PRODUCTS NON-CONFORMING CONVENTIONAL LTV MATRIX

SECOND HOME – CASH-OUT REFINANCE				
ALLOWED PRODUCTS: Fixed Rate (15- to 30-Year Term) / ARM (5/1, 7/1, and 10/1 LIBOR)				
Loan Amount / Combined Loan Amount ¹	Market Class	Single-family Detached / Attached, PUD, Condo	Attached Condo with Loan Score < 720	Minimum Loan Score
		Max LTV/CLTV		
≤ \$650,000 ²	1	70%		720
	2	70% ⁵		
	2 Restricted	70% w/ Loan Score ≥ 760		
		65% w/ Loan Score < 760		
	3	65%		
	4	60%		
> \$650,000 – \$1,500,000	1	65%		
	2	65% ⁴		
	2 Restricted	65% w/ Loan Score ≥ 760		
		60% w/ Loan Score < 760		
	3	60%		
	4	55%		
> \$1,500,000 – \$2,000,000	1	60%		
	2	60% ⁵		
	2 Restricted	60% w/ Loan Score ≥ 760		
		55% w/ Loan Score < 760		
	3	55%		
	4	50%		

1. Combined loan amount (total of all liens against the subject property) applies when secondary financing exists.
2. First loan amounts must be greater than the contiguous U.S. one-, two-, three-, or four-unit conforming loan limits (as applicable).
3. Maximum LTV/CLTV for condos (attached or detached) in Miami-Dade County, Florida, is 70%.
4. CA loans in Marin, San Benito, Santa Clara and Sonoma Counties require 5% reduction



CONVENTIONAL JUMBO LOAN PRODUCTS NON-CONFORMING CONVENTIONAL LTV MATRIX

SECOND HOME					
CASH-OUT LIMITS		RESERVE/PCL REQUIREMENTS			
LTV/CLTV	Max Cash Out	Loan Amount / Adjusted Combined Loan Amount ¹	Single-family Detached / Attached, PUD, Condo	2-Unit SFR	3- to 4-Unit SFR
ALL	\$350,000				
1. Adjusted combined loan amount (total of all liens against the subject property) applies when secondary financing exists (when subordinate financing is a line of credit, the outstanding balance is used). 2. Email scenarios@lsmortgage.com for information on reserve requirements.		Up to \$1,000,000	18 Months' PITI ²		
		> \$1,000,000—\$2,000,000	24 Months' PITI ²		
		> \$2,000,000—\$4,000,000	36 Months' PITI ²		
		When aggregate financing for all properties owned by the borrower exceeds \$3,000,000 one of the following is required: <ul style="list-style-type: none"> • Minimum reserve (post-closing liquidity) of 36 months' PITI, or • Maximum 50% LTV/CLTV 			

INVESTMENT PROPERTY – CASH-OUT REFINANCE				
ALLOWED PRODUCTS: Fixed Rate (15- to 30-Year Term) / ARM (7/1 and 10/1)				
Loan Amount / Combined Loan Amount ¹	Market Class	Single-family Detached / Attached, PUD, Condo ⁵	Attached Condo with Loan Score < 720	Minimum Loan Score
		Max LTV/CLTV		
≤ \$2,000,000 ⁴	1	60% / 60%		740
	2	60% / 60%		
	2 Restricted	60% / 60%		

CASH-OUT LIMITS		RESERVE/PCL REQUIREMENTS		
LTV/CLTV	Max Cash Out	Loan Amount / Adjusted Combined Loan Amount ²	Single-family Detached / Attached, PUD, Condo	When aggregate financing for all properties owned by the borrower exceeds \$3,000,000 one of the following is required: <ul style="list-style-type: none"> • Minimum reserve (post-closing liquidity) of 36 months' PITI, or • Maximum 50% LTV/CLTV
ALL	\$400,000	Up to \$1,000,000	24 Months' PITI ³	
		> \$1,000,000—\$2,000,000	30 Months' PITI ³	

1. Combined loan amount (total of all liens against the subject property) applies when secondary financing exists.
2. Adjusted combined loan amount (total of all liens against the subject property) applies when secondary financing exists (when subordinate financing is a line of credit, the outstanding balance is used).
3. Email scenarios@lsmortgage.com for information on reserve requirements.
4. First loan amounts must be greater than the contiguous U.S. one-, two-, three-, or four-unit conforming loan limits (as applicable).
5. Condominiums (attached/detached) in Miami-Dade County are ineligible for purchase.