



Yellowstone AUS Jumbo Fixed Program Summary

Product Highlights

- Loan amounts up to \$3,000,000
- Up to 50% DTI
- Minimum 660 FICO
- Up to 90% LTV

Yellowstone AUS Jumbo Fixed Program Matrix

PURCHASE AND RATE/TERM REFINANCE

Occupancy	Units	FICO/Credit Score	LTV/CLTV	Loan Amount
Primary Residence	1-4 Units/PUD Purchase Only	700	90%	\$1,500,000
	1-4 Units/PUD/ Condo/Co-op	740	75%	\$3,000,000
		720	70%	<u>\$3,000,000</u>
		700	80%	\$2,500,000
		680	85%	\$2,000,000
		660		\$1,500,000
Second Home	1-Unit/PUD/Condo/ Co-op	700	75%	\$2,000,000
		680	80%	\$1,500,000
Investment	1-4 Units/PUD/Condo	700	75%	\$1,500,000
			70%	\$2,000,000
	Co-op	720	60%	

CASH-OUT REFINANCE

Occupancy	Units	FICO/Credit Score	LTV/CLTV	Loan Amount
Primary Residence	1-4 Units/ PUD/ Condo/ Co-op	700	75%	\$1,500,000
			70%	\$2,000,000
		680	80%	\$1,000,000
Second Home	1 Unit/ PUD	720	70%	\$1,500,000
		700	75%	\$1,000,000
	Condo/ Co-op	720	65%	\$1,500,000
Investment	1-4 Units/ PUD	720	60%	
	Condo/ Co-op	700		

Program Matrix Notes:

- Loans must meet all Fannie Mae or Freddie Mac definitions (Occupancy, Transaction Type, Property Type, Credit Score, LTV, CLTV).
- Unless otherwise addressed, Fannie Mae or Freddie Mac guidelines should be followed for the applicable AUS provided.

Product Detail	Product Guidelines
<i>Where this document is silent refer to the Conventional Underwriting Guidelines.</i>	
Amortization Type	Fixed
Appraisal	<ul style="list-style-type: none"> PIW/ACE not accepted Loan amounts ≤ \$1,500,000 require 1 full appraisal and additionally require one of the following secondary valuation products: <ul style="list-style-type: none"> Desk review validating original appraisal within 10%, OR Collateral Underwriter (CU) score < 2.5, OR Acceptable LCA determination for Rep and Warrant waiver Loan amounts > \$1,500,000 require two appraisals
AUS	<ul style="list-style-type: none"> DU LPA AUS findings can be ineligible due to loan amount or LTV/CLTV only.
Borrower Eligibility	Refer to Borrower Eligibility.
Credit Requirements	<ul style="list-style-type: none"> Must follow and meet all AUS requirements (DU or LPA) Refer to Credit Requirements/AUS
Documentation	Income and asset must follow and meet all AUS requirements (DU or LPA).
FICO/Credit Score	660 (<i>Minimum FICO requirement may be higher depending on loan parameters. Please see the matrices for details.</i>)
Lien Position	First
Maximum Loan Amount	<u>\$3,000,000</u>
Minimum Loan Amount	Conforming + \$1
Mortgage Insurance	Not required.
Occupancy	<ul style="list-style-type: none"> Primary Second Home Investment
Program Codes	JGAUSF30
Property Types	<p>Eligible Property Types</p> <ul style="list-style-type: none"> 1–4-unit Single-Family Residence (Detached or Attached) 1-unit PUD (Detached or Attached) 1-unit Warrantable Condominium (Detached or Attached) 1-unit Cooperative Units <p>Ineligible Property Types</p> <ul style="list-style-type: none"> 2-4 Unit PUDs Properties with resale restrictions Agricultural zoned Properties Properties with ≥ 40 acres Working farms Manufactured Homes
Ratios	Maximum 50%

Reserves	Loan Amount	Reserves
	<\$1,000,000	Reserves determined by DU/LPA
	≥\$1,000,000 <\$2,000,000	Greater of 3 months or reserves determined by DU/LPA
	≥\$2,000,000 <\$3,000,000	Greater of 6 months or reserves determined by DU/LPA
	<ul style="list-style-type: none"> All loans must follow and meet all requirements of the DU or LPA approval For CLTV > 80%, borrower must have the greater of 6 months reserves or reserves determined by DU/LPA 	
Term	30 years	
Transaction Types	<p>Eligible Transaction Types</p> <ul style="list-style-type: none"> Purchase Rate/Term Refinance Cash-Out Refinance <p>Ineligible Transaction Types</p> <ul style="list-style-type: none"> Loans that do not meet ATR requirements of TILA Texas 50(a)(6) Loans to Goldman Sachs employees Properties that have been listed for sale in the last 6 months Blanket/Bridge loans Loans with escrow holdbacks Temporary buydown Income produced, or in relation to, cannabis or hemp Income produced, or in relation to, the adult entertainment industry 	