

## 2020 DU HIGH BALANCE ALTERNATIVE AND TYPICAL JUMBO COMPARISON

PROGRAM	HIGH BALANCE ACCESS		TYPICAL JUMBO		
Product Terms	30 Yr. Fixed		15 and 30 Yr. Fixed 5/1, 7/1 and 10/1 ARMs		
Interest Only (Non-QM Feature)	No		No		
Purchase	Yes		Yes		
Rate/Term & Cash-Out Refi	Yes		Yes		
Minimum Loan Amount	\$510,401 or \$1 > HB limit for the property location		> Conforming Loan Limit		
Maximum Loan Amount	\$765,600		\$2,500,000		
LTV Max (no MI required)	80% - 680 Min FICO	90% - 700 Min FICO	90% NA	85% - 760	80% - 700
Minimum Credit Score	680		680 – 60% max LTV		
Bankruptcy, Foreclosure, NOD, Short Sale, DIL Modified Loan	7 years seasoning with 7 years re-established credit		7 years seasoning with 7 years re-established credit		
Mortgage Lates	Per DU		0x30 24 months		
DTI (> 43% is Non-QM Feature)	43%		43%		
Reserves	Per DU (minimum 2 months if DU does not require)		From 6 months		
Business Funds for Reserves	Yes		Yes		
Gift Funds	Yes		Yes		
Minimum Borrower Funds Before Gift	\$0		5%		
Non-occupying Co-borrower	Yes		No		
Investment Property	No		Yes		
Non-warrantable Condo	No		No		
Asset Depletion (Non-QM feature)	No		No		
Departing Residence	25% equity, current lease, security deposit and evidence of deposit		25% equity, current lease, security deposit and evidence of deposit		

