

Jumbo Loan Programs Comparison

01/06/2026	PJE	PJ	SILVER	SAPPHIRE
Max LTV(Primary-Purchase/R&T)	90% to \$2M 70% to \$3M	90% to \$2M 70% to \$3M	80% to \$1M 75% to \$2.5M (760) 75% to \$2M (720)	89.9% to \$1.5M 80% to \$2M
Occupancy Type	Primary/2 nd Home/NOO	Primary/2 nd Home/NOO	Primary/2 nd Home/NOO	Primary/2nd Home/NOO
Min FICO score	660	660	720	680
Property Type	SFR, PUD, Condo, 2-4 Unit	SFR, PUD, Condo, 2-4 Unit	SFR, PUD, Condo, 2-4 Unit	SFR, PUD, Condo, 2-4 Unit
Max. Loan Amount	\$3M	\$3M	\$2.5M	\$2M
Min. Loan Amount	\$1 over the current conforming loan limit for the applicable property type (based on number of units).	\$1 over the current conforming loan limit for the applicable property type (based on number of units).	\$1 over the current 1-unit Conforming loan limit. HB loan amount is allowed.	Fixed - \$1 over the current 1unit Conforming loan limit. HB loan amount is allowed. ARM - \$600,000
Transaction Type	Purchase, R&T, & Cash-out	Purchase, R&T, & Cash-out	Purchase, R&T, & Cash-out	Purchase, R&T, & Cash-out
Max. Cash Out Amount	Unlimited	\$500K (Primary/1 unit - 65% LTV) Unlimited (Primary/2-unit, 2 nd Home, Investment up to 60% LTV)	\$350K (Primary home/1-2 Unit, PUD, Condo only)	\$500K (Fixed - Primary/2nd Home) \$500K (ARM-Primary)
Product Type	30, 7/6	30, 7/6	30, 15, 5/6, 7/6, & 10/6	30, 15, 5/6, 7/6, & 10/6
AUS Option	DU/LPA Approve/Accept Eligible DU/LPA Approve/Accept Ineligible	Not required.	Not required.	Not required.
Non-Occupant Co-borrower	Per Agency guideline. MAX LTV 80%	Per Agency guideline. MAX LTV 80%	Not allowed	Not allowed

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Income Documentation	2 years Full Doc W-2 wage earners-1040 not required Self-employed, Sch E-2 years 1040 & business tax returns required.	2 years Full Doc W-2 wage earners-1040 not required Self-employed, Sch E-2 years 1040 & business tax returns required.	2 years Full Doc W-2 wage earners-1040 not required Self-employed, Sch E-2 years 1040 & business tax returns required.	2 years Full Doc W-2 wage earners-1040 not required Self-employed, Sch E-2 years 1040 & business tax returns required.
Max. Financed Properties	Up to 10 financed properties	Up to 10 financed properties	Up to 5 financed properties	Up to 4 financed properties
First Time Homebuyer	Allowed. See the restrictions if LTV is over 80%.	Allowed. See the restrictions if LTV is over 80%.	Allowed.	Allowed. Max. LTV 80%, Max. DTI 38%, 720 (Fixed) score & 740 (ARM) score.
Max. DTI	Primary/2 nd Home - 49.99% LTV<=80% 38% LTV>80% Investment -47% ARM – 45%	Primary/2 nd Home - 49.99% LTV<=80% 38% LTV>80% Investment -47% ARM – 45%	43% 41%-75% LTV (Primary/1- 2 Unit, including PUD & Condo) 65% (primary 3-4 Unit) 40% (NOO)	45% See matrix for other DTI restrictions.
Derogatory Credit	BK, Short sale, Foreclosure-7 years No multiple incidents in each category. 0x30x24	BK, Short sale, Foreclosure-7 years No multiple incidents in each category. 0x30x24	BK, Short sale, Foreclosure-7 years No multiple incidents in each category. Forbearance, Loan Modification-Refer to guideline 0x30x12	BK, Short sale, Foreclosure-7 years No multiple incidents within 10 years. Forbearance, Loan Modification-Refer to guideline 0x30x24
Gift Funds (Not eligible for reserves)	Per Agency guidelines	5% of the own funds required. MAX LTV – 80% ***Primary home/2nd Home only***	LTV/CLTV<70%-5% own funds required. LTV/CLTV>70%-10% of own funds required. ***Primary home only***	Allowed up to 80% LTV. 5% of the own funds required. Primary & 2 nd home only.

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Business Assets	Allowed per Agency guidelines	Allowed. Must have at least 51% ownership. 3 months business bank stmts required.	Allowed. 100% business ownership required.	Allowed.
Reserves Requirements	See guideline requirements.	See guideline requirements	See guideline	See the guideline for all different types of the reserve requirements.
Delayed Financing	Allowed.	Allowed.	Not allowed.	Allowed.
Maximum Acreage	40 acres	40 acres	No limit	20 acres
Investor's approval	Not required.	Not required.	Not required.	Not required.
Appraisal	Two appraisal reports required for the loan amount >\$2M	Two appraisal reports required for the loan amount >\$2M	Two appraisal reports required for the loan amount >\$2M	Two appraisal reports required for the loan amount >\$1.5M
Transferred Appraisals	Not allowed	Not allowed	Allowed	Not allowed
Desk Review	CU/LCA score >2.5-Clear Capital CDA required.	CU/LCA score >2.5-Clear Capital CDA required.	Clear Capital CDA required.	Clear Capital CDA required.
Departing Property Rental Income	Follow FNMA guidelines	Follow FNMA guidelines. Positive income can't be used.	2 years landlord history is required with 25% equity verification.	Fixed – allowed to offset the PITIA only. No positive income. ARM – Not allowed.

***Please refer to specific program guidelines to review detailed requirements based on loan parameters. This is not a commitment to lend. Terms, conditions, and programs are subject to change without notice.