

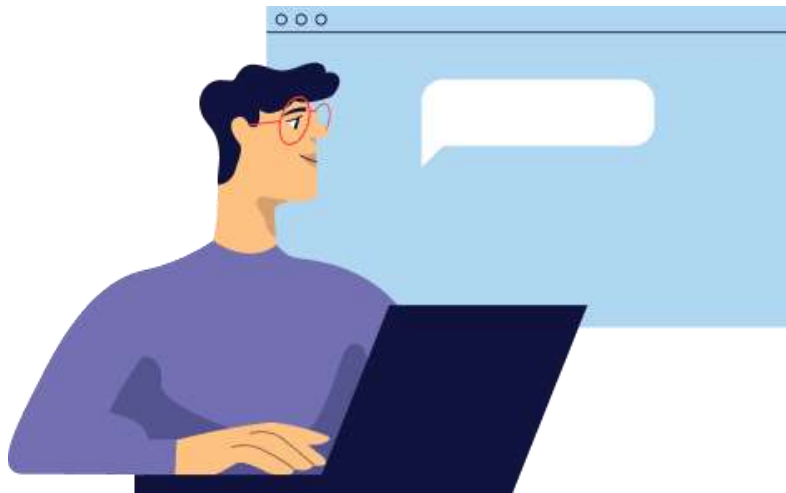
Prime Jumbo Blue

Underwriting Requirements

Appraisal	PIW is not allowed; Second Appraisal over \$3 mm for Purchase and over \$2 for Refinance;
Assets	Gift funds are eligible. Gifts of equity are not allowed.
Cashout	Delayed Financing has Cash Out pricing and eligibility
Credit / Tradelines	Refer to AUS / Fannie Mae Guidelines
Delayed Financing	Property purchased within 180 days of the loan application
DTI	DTI 50%
Escrow	Escrow Waiver Allowed. No adj in NY. Max LTV for non-California loans is 80%.
Extensions / Reforelocks	Lock ext costs for all programs: 1st is 2.5 bps/day; 2nd is 5 bps/day. Reforelock: 15 days - 25 bps , 30 days - 37.5 bps
Income	Refer to AUS / Fannie Mae Seller Guide, Restricted stock ineligible, VOE within 10 days of consummation is required
Interest Only	Not Available
Loan Amount	Minimum LA \$1 over Conforming Loan Limit (1 unit \$806,500, 2 units \$1,032,500, 3 units \$1,248,150, 4 units \$1,551,250) Maximum Loan Amount \$3,500,000
MI	No MI Required
Mortgage History	BK, FCL, SS, DL, Modification - follow AUS; FRB - 6 payments out of FRB required
Points & Fees	Max Points and Fees 3%, Lender Paid Compensation is available
Property Type	1-4, PUD, Condo (Refer to AUS); 10 acres
Reserves	Follow AUS, Business assets cannot be used as reserves
Residency	Follow AUS
States Specifics	Texas Cash Out ineligible, CEMA is eligible
Term	15 Year and 30 Year Fixed Only
Underwriting Type	DU findings Approve/Ineligible due to loan amount, HPML Loans are ineligible
	* Additional Requirements may apply. See matrix and guidelines for details

Contacts & Links

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Prime Jumbo Blue

Primary Residence, Second Home

Purpose	Property Type	Minimum FICO	Maximum LTV/HCLTV	Maximum Loan Amount
Purchase, Rate/Term Refinance	1 Unit SFR, PUD, 2-4 Unit, Condo	740	89.99	\$2,000,000
			80	\$3,500,000
		700	89.99	\$2,000,000
			80	\$3,000,000
			89.99	\$2,000,000
			80	\$2,000,000
Cash Out	1 Unit SFR, PUD, 2-4 Unit, Condo	740	80	\$3,000,000
		680	80	\$2,000,000

Investment

Purpose	Property Type	Minimum FICO	Maximum LTV/HCLTV	Maximum Loan Amount
Purchase, Rate/Term Refinance	1 Unit SFR, PUD, 2-4 Unit, Condo	720	80	\$2,000,000
			75	\$3,000,000
		680	80	\$2,000,000
			70	\$2,000,000
			75	\$2,000,000
Cash Out	1 Unit SFR, PUD, 2-4 Unit, Condo	740	75	\$2,000,000
			70	\$3,000,000
		680	75	\$2,000,000

* >43 DTI requires Rate Spread Safe Harbor as well as Verification Safe Harbor standards fully satisfied



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