

## VA JUMBO ADDENDUM

POLICY	GUIDELINE																																																													
<b>CORE PROGRAM</b>	Unless specifically modified here, all requirements under the <b>VA Loan Guarantee Program or the VA Interest Rate Reduction Refinancing Loan (IRRRL), apply.</b>																																																													
<b>JUMBO VA LOAN</b>	The criteria defined on this addendum apply to VA loans when the <b>BASE</b> loan amount <b>EXCEEDS</b> the following amounts: <ul style="list-style-type: none"> <li>1 unit - \$510,400</li> <li>2 unit - \$653,550</li> <li>3 unit - \$789,950</li> <li>4 unit - \$981,700</li> </ul>																																																													
<b>PRODUCT TYPE &amp; TERMS</b>	<ul style="list-style-type: none"> <li>30 and 15 year Fixed Rate only</li> <li>Temporary Buydowns are not permitted.</li> </ul>																																																													
<b>MAXIMUM LOAN AMOUNT / MINIMUM CREDIT SCORE</b>	<table border="1" style="width: 100%; border-collapse: collapse; margin-left: 20px;"> <thead> <tr style="background-color: #D9E1F2;"> <th style="text-align: left; padding: 2px;">Transaction</th> <th style="text-align: left; padding: 2px;">Base Loan Amount</th> <th style="text-align: left; padding: 2px;">Minimum Credit Score</th> </tr> </thead> <tbody> <tr> <td rowspan="2" style="padding: 2px;">Purchase, Rate/Term Refinance, including IRRRL</td> <td style="padding: 2px;">&gt; \$510,400 to ≤ \$1,000,000</td> <td style="text-align: center; padding: 2px;">620</td> </tr> <tr> <td style="padding: 2px;">&gt; \$1,000,000 to \$1,500,000</td> <td style="text-align: center; padding: 2px;">700</td> </tr> <tr> <td rowspan="3" style="padding: 2px;">Cash-out Refinance</td> <td style="padding: 2px;">&gt; \$510,400 to ≤ \$700,000</td> <td style="text-align: center; padding: 2px;">640</td> </tr> <tr> <td style="padding: 2px;">&gt; \$700,000 to ≤ \$1,000,000</td> <td style="text-align: center; padding: 2px;">660</td> </tr> <tr> <td style="padding: 2px;">&gt; \$1,000,000 to \$1,500,000</td> <td style="text-align: center; padding: 2px;">700</td> </tr> </tbody> </table>	Transaction	Base Loan Amount	Minimum Credit Score	Purchase, Rate/Term Refinance, including IRRRL	> \$510,400 to ≤ \$1,000,000	620	> \$1,000,000 to \$1,500,000	700	Cash-out Refinance	> \$510,400 to ≤ \$700,000	640	> \$700,000 to ≤ \$1,000,000	660	> \$1,000,000 to \$1,500,000	700																																														
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<b>BOARD APPROVAL</b>	Depending on loan size, some loans may require University Bank Board approval as detailed in the Residential Mortgage Banking Policy (published on the intranet on the Corporate Policy webpage) and the University Bank Defined Limits (published on the intranet under the Mortgage Tools webpage).																																																													
<b>MAX LTV and DOWN PAYMENT CALCULATION</b>	<p>VA may require a combination of the guaranty entitlement and cash down payment (or equity on a cash-out refinance transaction) to equal at least 25% of the reasonable value or the sales price of the property, whichever is less.</p> <p>Veterans with full entitlement are allotted 25% in available entitlement. The borrower may not need to make a down payment (on a purchase transaction) and can obtain max financing on a cash-out refinance as long as they have full entitlement.</p> <p>Borrowers with partial entitlement may or may not be required to make a down payment (purchase transaction).</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-left: 20px;"> <thead> <tr style="background-color: #D9E1F2;"> <th colspan="4" style="text-align: center; padding: 2px;">FULL ENTITLEMENT</th> </tr> <tr style="background-color: #D9E1F2;"> <th style="text-align: left; padding: 2px;">Loan Type</th> <th style="text-align: left; padding: 2px;">Loan Amount</th> <th style="text-align: left; padding: 2px;">Minimum FICO</th> <th style="text-align: left; padding: 2px;">Max LTV</th> </tr> </thead> <tbody> <tr> <td rowspan="4" style="padding: 2px;">Purchase</td> <td style="padding: 2px;">≤ \$650,000</td> <td style="text-align: center; padding: 2px;">620</td> <td style="text-align: center; padding: 2px;">100%</td> </tr> <tr> <td style="padding: 2px;">&gt; \$ 650k - ≤ \$1mm</td> <td style="text-align: center; padding: 2px;">700</td> <td style="text-align: center; padding: 2px;">100%</td> </tr> <tr> <td style="padding: 2px;">&gt; \$1mm - ≤ \$1.5mm</td> <td style="text-align: center; padding: 2px;">720</td> <td style="text-align: center; padding: 2px;">95%</td> </tr> <tr> <td style="padding: 2px;">&gt; \$1mm - ≤ \$1.5mm</td> <td style="text-align: center; padding: 2px;">700</td> <td style="text-align: center; padding: 2px;">90%</td> </tr> <tr> <td rowspan="3" style="padding: 2px;">IRRRL</td> <td style="padding: 2px;">≤ \$650,000</td> <td style="text-align: center; padding: 2px;">620</td> <td style="text-align: center; padding: 2px;">N/A</td> </tr> <tr> <td style="padding: 2px;">&gt; \$ 650k - ≤ \$1mm</td> <td style="text-align: center; padding: 2px;">620</td> <td style="text-align: center; padding: 2px;">N/A</td> </tr> <tr> <td style="padding: 2px;">&gt; \$1mm - ≤ \$1.5mm</td> <td style="text-align: center; padding: 2px;">700</td> <td style="text-align: center; padding: 2px;">N/A</td> </tr> <tr> <td rowspan="3" style="padding: 2px;">Cash-Out</td> <td style="padding: 2px;">≤ \$650,000</td> <td style="text-align: center; padding: 2px;">640</td> <td style="text-align: center; padding: 2px;">90%</td> </tr> <tr> <td style="padding: 2px;">&gt; \$650k - \$1mm</td> <td style="text-align: center; padding: 2px;">640</td> <td style="text-align: center; padding: 2px;">90%</td> </tr> <tr> <td style="padding: 2px;">&gt; \$1mm - \$1.5mm</td> <td style="text-align: center; padding: 2px;">720</td> <td style="text-align: center; padding: 2px;">90%</td> </tr> </tbody> </table> <table border="1" style="width: 100%; border-collapse: collapse; margin-left: 20px;"> <thead> <tr style="background-color: #D9E1F2;"> <th colspan="4" style="text-align: center; padding: 2px;">PARTIAL ENTITLEMENT</th> </tr> <tr style="background-color: #D9E1F2;"> <th style="text-align: left; padding: 2px;">Entitlement</th> <th style="text-align: left; padding: 2px;">Maximum Loan Amount (including funding fee if financed)</th> <th style="text-align: left; padding: 2px;">Max LTV</th> <th style="text-align: left; padding: 2px;">Max CLTV</th> </tr> </thead> <tbody> <tr> <td style="padding: 2px;">Purchase</td> <td style="padding: 2px;">Maximum <u>available</u> entitlement x 4</td> <td style="text-align: center; padding: 2px;">100%</td> <td style="text-align: center; padding: 2px;">100%</td> </tr> <tr> <td style="padding: 2px;">Purchase</td> <td style="padding: 2px;">Loan amount greater than <u>available</u> entitlement x 4 (up to \$510,400)</td> <td style="text-align: center; padding: 2px;">Down payment required <sup>(1)</sup></td> <td style="text-align: center; padding: 2px;">Down payment required <sup>(1)</sup></td> </tr> <tr> <td style="padding: 2px;">Cash Out</td> <td style="padding: 2px;">Available guaranty + equity must equal 25% of appraised value</td> <td style="text-align: center; padding: 2px;">90%</td> <td style="text-align: center; padding: 2px;">90%</td> </tr> </tbody> </table> <p style="margin-left: 20px;">Down payment is calculated as follows:</p> <p style="margin-left: 40px;">Loan amount x 25% less the amount of available entitlement</p> <p style="margin-left: 20px;"><b>Example:</b> For loan amounts greater than \$144,000, if the Veteran has \$20,000 in previously used entitlement that is not restorable, the Veteran's available entitlement is \$86,025 (\$106,025 - \$20,000). If that Veteran would like to purchase a \$400,000 home, down payment is calculated as follows:</p> <p style="margin-left: 40px;">\$400,000 x 25% = \$100,000 (required guaranty)</p> <p style="margin-left: 40px;">\$100,000 - \$86,025 (remaining entitlement) = \$13,975 = down payment</p>	FULL ENTITLEMENT				Loan Type	Loan Amount	Minimum FICO	Max LTV	Purchase	≤ \$650,000	620	100%	> \$ 650k - ≤ \$1mm	700	100%	> \$1mm - ≤ \$1.5mm	720	95%	> \$1mm - ≤ \$1.5mm	700	90%	IRRRL	≤ \$650,000	620	N/A	> \$ 650k - ≤ \$1mm	620	N/A	> \$1mm - ≤ \$1.5mm	700	N/A	Cash-Out	≤ \$650,000	640	90%	> \$650k - \$1mm	640	90%	> \$1mm - \$1.5mm	720	90%	PARTIAL ENTITLEMENT				Entitlement	Maximum Loan Amount (including funding fee if financed)	Max LTV	Max CLTV	Purchase	Maximum <u>available</u> entitlement x 4	100%	100%	Purchase	Loan amount greater than <u>available</u> entitlement x 4 (up to \$510,400)	Down payment required <sup>(1)</sup>	Down payment required <sup>(1)</sup>	Cash Out	Available guaranty + equity must equal 25% of appraised value	90%	90%
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<b>CREDIT</b>	<ul style="list-style-type: none"> <li>• Non-traditional credit is not permitted</li> <li>• Non-credit payment references may not be used to offset unacceptable credit in a trade line reference.</li> <li>• No housing/rental lates of 30 days or more in the last 12 months (including all mortgages and rent payments). IRRRLs may follow standard IRRRL guidelines.</li> <li>• No outstanding tax liens or delinquent government debt allowed.</li> <li>• No bankruptcy or foreclosure in last 5 years.</li> <li>• All borrowers must be screened using the CAIVRS system.</li> <li>• A Tri-merge Credit Report is required on all VA loans</li> </ul>
<b>VA IRRRLs</b>	Please review the VA IRRRL product matrix for specific guidelines related to minimum seasoning, recoupment period and ability to repay.
<b>APPRAISAL</b>	<ul style="list-style-type: none"> <li>• IRRRL – no appraisal required</li> <li>• For all other transactions, an appraisal is required. For loan amounts greater than \$1,000,000, be sure to request a certified appraiser when requesting the appraiser assignment from VA.</li> </ul> <p>**Please note appraisals will follow borrower, NOT the property</p>