

Alta Super Jumbo

Effective Date: 06-09-2025 | V1.1)

Maximum LTVs		PRIMARY RESIDENCE		
Loan Amount	FICO	Purch	RT Refi	Cash Out
		LTV	LTV	LTV
\$3 MM to \$4 MM	740	70	65	60
	720	70	65	60
	700	70	60	55
>\$4 MM to \$5 MM	740	65	60	55
	720	65	55	55
	700	65	50	50

Maximum LTVs		2nd HOME/INVESTMENT		
Loan Amount	FICO	Purch	RT Refi	Cash Out
		LTV	LTV	LTV
\$3 MM to \$4 MM	740	70	65	55
	720	70	65	55
	700	70	60	50
>\$4 MM to \$5 MM	740	65	60	50
	720	60	55	50
	700	60	50	50

Program Restrictions		Eligible Property Types
Housing (12 mos. Minimum)	0x30x12	SFR Attached/Detached Warrantable Condo Non-Warrantable Condo Condotel 2-4 Unit ≤ 20 ac.
Credit Event	≥48 mo.	
Min FICO (all borrowers)	700	
Max Loan Amount	\$5,000,000	
Min Loan Amount	\$3,000,000	
Fixed Terms	15yr Fix or 30 yr Fix (w/ 10 yr IO)	Ineligible Property Types Rural Co-op TX 50(a)(6)/Puerto Rico/Guam/VI
5/6 Mo SOFR ARM (2/1/5 Caps)	30 day SOFR - 5.0% Margin/Floor	
7/6 Mo SOFR ARM (5/1/5 Caps)	30 day SOFR - 5.0% Margin/Floor	
10/6 Mo SOFR ARM (5/1/5 Caps)	30 day SOFR - 5.0% Margin/Floor	
Qual Rate	Higher of fully indexed/note rate	

FUNDLOANS

Eligible Borrowers
• US Citizens • Permanent Resident Aliens

Full Doc
1 or 2 yr FNMA (tax return, 4506, etc.)

Bank Statement
Business Statements: • 12 or 24 Months consecutive stmts req'd • Fixed Ratio (50%) or CPA Ratio or CPA P&L (10% min) Personal Statements: • 12 or 24 Months consecutive stmts req'd • + 2 mos business statements showing business dep

Asset Allowance
Standalone or Supplement • Min req: lesser of \$1MM or 150% of loan balance • Total Assets (-) DP/CC/Reserves ÷ 84

Max Cash-in-Hand Limit
\$1,500,000 (N/A Delayed Financing)
Gift Funds
Primary/2nd: allowed after 20% contribution Investment: not allowed

Appraisal (AMC)
(2) required 1004/1073/1025 Interior/exterior

DTI
45% max

Interest-Only
Qualify off 20 yr amortizing payment Available on all products with 30 yr term Max 70% LTV

Reserves
12 months PITIA Use of cash-out not allowed Use of gift or 1031 funds not allowed I/O reserves based off I/O payment ARM reserves based off initial PITIA only

Addl Guidelines
• Recent Listing (<6 mos) ineligible • Impounds (taxes and insurance) REQUIRED • Declining Market: 5% LTV reduction • No secondary financing allowed • Residual income required (min \$2,500)