

**TORREY PINES AGENCY CONFORMING FIXED AND ARMS
FIXED - 10, 15, 20, 25, 30 AND 40 YEAR TERM
ARMS -3, 5, 7 AND 10 YEAR ARMS WITH EITHER 30 OR 40 YEAR TERMS
PRODUCT CODES: TP10, TP15, TP20, TP25, TP30, TP40, TPCA3L, TPCA5L, TPCA7L, TPCA10L**

	Units	LTV	CLTV	Ratios, Reserves, FICO and MI Requirements
Primary Residence	1	97%	N/A	Per DU/DO Findings
Purchase R/T Refi	1	80%	97%	
SFR, Condos & PUDS	1-2	95%	95%	
	3-4	80%	80%	
Primary Residence				
Cash Out Refi	1-2	90%	90%	
SFR, Condos & PUDS	3-4	75%	75%	
Second Home				
Purchase, R/T Refi				
SFR, Condos & PUDS	1	95%	95%	
Second Home				
Cash Out				
SFR, Condos & PUDS	1	90%	90%	
Investment				
Purchase R/T Refi	1-2	90%	90%	
SFR, Condos & PUDS	3-4	75%	75%	
N/O/O				
Cash Out Refi	1-2	85%	85%	
SFR, Condos & PUDS	3-4	70%	70%	

1-4 unit properties, detached and attached homes, units in condos and PUDS projects are allowed.
COOPS and manufactured housing are not allowed.

MAX FINANCING SUBJECT TO DECLINING MARKET POLICY OF INVESTOR, GRI AND MI COMPAINES AND AGENCIES

Expanded Approval and A Minus loans are not available

All programs with MI is subject to availability from the MI Companies and not all scenarios are eligible for insurance
Please consult your Account Excecutive or Underwriter to ensure eligbitly

Flex 97 loans are not permitted with any of the following amorization types;
Arms
Amorization term greater then 30 years

Loan Prospector Findings are not permitted on following programs;
A Minus Caution Loans
LTV > 97%

FOR PRICING AND QUALIFYING THE LOWEST REPRESENTATIVE FICO SCORE IS TO BE USED

Minimum Loan Size - \$75,000.

CONFORMING LOAN LIMITS

1 Unit	\$417,000	Alaska	\$625,500
2 Unit	\$533,850		\$800,775
3 Unit	\$645,300		\$967,950
4 Unit	\$801,950		\$1,202,925

**TORREY PINES AGENCY CONFORMING FIXED AND ARMS
FIXED - 30 AND 40 YEAR TERM
ARMS -3, 5, 7 AND 10 YEAR ARMS WITH EITHER 30 OR 40 YEAR TERMS
Interest Only Period (if available) 10 years
PRODUCT CODES: TP30I, TPCA3LI, TPCA5LI, TPCA7LI, TPCA10LI**

	Units	LTV	CLTV	Ratios, Reserves, FICO and MI Requirements
Primary Residence	1	97%	N/A	Per DU/DO Findings
Purchase R/T Refi	1	80%	97%	
SFR, Condos & PUDS	1-2	95%	95%	
	3-4	80%	80%	
Primary Residence				
Cash Out Refi	1-2	90%	90%	
SFR, Condos & PUDS	3-4	75%	75%	
Second Home				
Purchase, R/T Refi				
SFR, Condos & PUDS	1	95%	95%	
Second Home				
Cash Out				
SFR, Condos & PUDS	1	90%	90%	
Investment				
Purchase R/T Refi	1-2	90%	90%	
SFR, Condos & PUDS	3-4	n/a	n/a	
N/O/O				
Cash Out Refi	1-2	70%	70%	
SFR, Condos & PUDS	3-4	n/a	n/a	

1-4 unit properties, detached and attached homes, units in condos and PUDS projects are allowed.
COOPS and manufactured housing are not allowed.

MAX FINANCING SUBJECT TO DECLINING MARKET POLICY OF INVESTOR, GRI AND MI COMPAINES

Expanded Approval and A Minus loans are not available

All programs with MI is subject to availability from the MI Companies and not all scenarios are eligible for insurance
Please consult your Account Executive or Underwriter to ensure eligbitly

Flex loans are not permitted on 3/1 Arms

FOR PRICING AND QUALIFYING THE LOWEST REPRESENTATIVE FICO SCORE IS TO BE USED

Minimum Loan Size - \$75,000.

CONFORMING LOAN LIMITS

			Alaska
1 Unit	\$417,000		\$625,500
2 Unit	\$533,850		\$800,775
3 Unit	\$645,300		\$967,950
4 Unit	\$801,950		\$1,202,925