

GLGI's C-1 Jumbo Product

FULL DOCUMENTATION

Occupancy	Loan Type	Property Type	Loan Amount	LTV	CLTV	Minimum Credit Score	
Primary	Purchase or Rate/Term	1 - 2 Unit	650,000	90	90	660	
			1,100,000	80	90	700	
			1,100,000	75	90	660	
			1,500,000	75	85	700	
			2,000,000	70	85	720	
			2,000,000	65	75	700	
			3,000,000	60	75	700	
	3 - 4 Unit	500,000	90	90	680		
		500,000	80	90	660		
		650,000	75	90	660		
		1,100,000	70	90	660		
		1,500,000	60	90	700		
		Cash Out	1 - 2 Unit	500,000	90	90	660
				650,000	85	90	660
1,100,000	75			90	660		
1,500,000	65			80	700		
2,000,000	60			75	720		
3 - 4 Unit	650,000			75	90	660	
	1,100,000			70	90	660	
	650,000	90	90	660			
Second Home	Purchase or Rate/Term	1 Unit	1,100,000	80	90	720	
			1,100,000	70	90	660	
			1,500,000	70	80	700	
			2,000,000	65	75	700	
			500,000	80	90	660	
	Cash Out	1 Unit	650,000	75	90	660	
			1,100,000	70	90	660	
			1,500,000	65	80	700	
			2,000,000	60	75	700	
			650,000	90	90	660	

Program Notes:

Loan Amount: Must be over conforming loan limits to qualify.

Declining Market: Max LTV may be reduced. Contact your AE for more details.

Documentation Type: Full Doc only.

Loan Type: 30 year fixed rate with no pre-payment penalty.

Escrows: Required.

Mortgage Insurance: Required on all loans over 80% LTV.

PITI Reserves: 2 months PITI. Loan amounts over \$500,000 require 6 months PITI.

Gift Funds: Allowed from close family members only. Borrower must have 5% of their own funds unless 80% LTV or less.

DTI: Up to 44% depending on risk factors/scenario.

Foreclosure: 3 years seasoning from completion date.

Bankruptcy: Chapter 13 - 2 years from discharge date. Chapter 7 - 4 years from discharge date. Borrower must have at least 2 years of re-established credit but UW may require more depending on risk factors.

Derogatory Trade Lines: All judgments and liens must be paid regardless of age or amount. Past due child support must be made current. Collections are not required to be paid.

Property Seasoning: No requirements.



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