



# Eagle Funding Matrix: ARM

Universal American Mortgage Company LLC dba Eagle Funding  
 301 116th Ave. SE - Ste. 400  
 Bellevue, WA 98004  
 ph. (425) 822-0180  
 fax (425) 827-1836

Occupancy Requirements	Owner Occ / 2nd Home	Owner Occ / 2nd Home	Owner Occ / 2nd Home
Property Type	<b>JUMBO</b>	<b>JUMBO</b>	<b>JUMBO - INTEREST ONLY</b>
	1-4 Units, PUD, Condo	1-2 Units, PUD, Condo	1-2 Units, PUD, Condo
Term	3/1, 5/1, 7/1, 10/1 ARMs	3/1, 5/1, 7/1 ARMs	3/1, 5/1, 7/1 ARMs
Minimum FICO	<b>700</b> (see below)	<b>680 - LTV &lt;= 65</b> <b>720 - LTV &gt; 65</b>	<b>700 - LTV &lt;= 65</b> <b>720 - LTV &gt; 65</b>
LTV/CLTV/Loan Limits Purchase & N/C/O	<b>O/O 1-2 Unit</b> 80/80 \$1MM 80/80 \$2MM 720 FICO  <b>O/O 3-4 Unit</b> 70/70 \$1MM 70/70 \$1.5MM 720 FICO  <b>2nd Home SFR</b> 65/65 \$1MM 740 FICO	<b>O/O</b> 80/85 \$650k 80/80 \$1MM 70/70 \$1.5MM 65/65 \$2MM  <b>2nd Home SFR</b> 75/75 \$650k 70/70 \$1MM	<b>O/O</b> 75/85 \$650k 70/75 \$1MM 65/65 \$1.5MM  <b>2nd Home SFR</b> 70/70 \$650k 65/65 \$1MM  Loan amounts > \$1MM require 720 FICO
LTV/CLTV/Loan Limits Cash-Out	<b>O/O 1-2 Unit</b> 80/80 \$1MM 80/80 \$1.5MM 720 FICO	<b>O/O 1-2 Unit</b> 70/70 \$1MM 65/65 \$1.5MM  <b>2nd Home SFR</b> 70/70 \$560k 65/65 \$1MM	N/A
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Max DTI	O/O 45% 2nd Home 35%	LTV <= 65 50% LTV > 65 45%	45% using fully amortized payment
Cash Reserves	call for details	LA <= \$1MM 6 mos. PITI ... else 12 mos.	call for details
Seller Contribution	3%	6% of sales price	6% of sales price
# of Financed Properties	4	4	4
Underwriting	DU	LP	LP
<b>Loan Code</b>	<b>GM_JA (3/1, 5/1, 7/1, 10/1)</b>	<b>USJA (3/1, 5/1, 7/1)</b>	<b>USJA (3/1, 5/1, 7/1) IO</b>

\*Subject to Lender Change

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Occupancy Requirements	Owner Occupied	Owner Occupied
Property Type	<b>FHA</b>	<b>VA</b>
	1-4 Units, PUD, Condo	SFR, PUD, Condo
Term	Fixed Rate	30 Year Fixed
<b>Minimum FICO</b>	<b>640</b>	<b>640</b>
<b>LTV/CLTV/Loan Limits Purchase &amp; N/C/O</b>	<b>O/O</b>	<b>O/O SFR</b>
	Purchase 96.5 County Limit  R/T Refi 97.75 County Limit <i>97.75% is LTV and CLTV limit</i>  <b>Manufactured Home</b> N/A	<b>100 \$417k</b> purchase  90 \$417k refinance  <b>Manufactured Home</b> N/A
<b>LTV/CLTV/Loan Limits Cash-Out</b>	<b>O/O</b>	<b>O/O SFR</b>
	85 County Limit  <b>Manufactured Home</b> N/A	90 \$417k  <b>Manufactured Home</b> N/A
<b>Rate Sheet / Pricing</b>	<b>Page 2</b>	<b>Page 2</b>
Max DTI	50	50
Cash Reserves	per AUS (see above)	per AUS
Seller Contribution	6%	no limit
# of Financed Properties	per agency guidelines	Zero
Underwriting	AUS	AUS
<b>Loan Code</b>	<b>EGAFHA5/1</b>	<b>EGAVA5/1</b>

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