



Prime Jumbo Released ARMs Matrix Updated Dec. 31, 2024

Applicable to all loans locked on or after December 31, 2024

5/6, 7/6, & 10/6 SOFR ARM

PURCHASE AND RATE/TERM							
Units	Max Loan Size	PRIMARY		SECOND HOME		INVESTMENT	
		Max LTV/CLTV/HCLTV	Min FICO	Max LTV/CLTV/HCLTV	Min FICO	Max LTV/CLTV/HCLTV	Min FICO
1-4 Unit ¹	\$2,000,000	80%	660	80%	660	70%	660
	\$2,000,000	89.99%	680	89.99%	680	80%	680
	\$3,000,000	89.99%	700	89.99%	700	75%	720
	\$5,000,000	80%	740	80%	740	N/A	N/A

¹Second Home only available on 1 Unit



CASH OUT REFINANCE							
Units	Max Loan Size	PRIMARY		SECOND HOME		INVESTMENT	
		Max LTV/CLTV/HCLTV	Min FICO	Max LTV/CLTV/HCLTV	Min FICO	Max LTV/CLTV/HCLTV	Min FICO
1-4 Unit ¹	\$2,000,000	89.99%	680	89.99%	680	75%	680
	\$3,000,000	89.99%	740	89.99%	740	70%	740

CASH OUT REFINANCE¹Second Home only available on 1 Unit**BASIC PRODUCT PARAMETERS**

PIW and ACE not accepted	Temporary buydowns not available	See Escrow Waiver Policy for eligibility and state criteria
Minimum loan amount \$1 over conforming loan limit. Max loan amount \$5,000,000	DU Approve Ineligible feedback / LPA Accept Ineligible Feedback for loan amount or cash-out refinance over 80% LTV only	
Maximum Debt-to-Income ratio is determined by DU/LPA, but not to exceed 50%	All loans must meet QM (via APR with the applicable rate spread over APOR) and documentation must satisfy verification safe harbor	
See Products Not Offered Job Aid for list of products not currently offered by UWM.		
5/6 ARMs qualify at a greater of Note Rate +2% or the Fully Indexed Rate 7/6 and 10/6 ARMs qualify at the greater of the Fully Indexed Rate or Note Rate		5/6 ARM Caps: 2/1/5 7/6 and 10/6 ARM Caps: 5/1/5

STATE REQUIREMENT

Texas 50(a)(6) is not permitted

***Please refer to the current UWM Overlay Sheet for detailed underwriting guidelines and documentation requirements.
All borrowers on the loan must have a FICO score and must meet the FICO requirement.***

DATE UPDATED: 12/31/2024

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