



# Prime Jumbo Max ARM Matrix

7/6 & 10/6 SOFR ARM

Applicable to all loans imported on or after July 11, 2025

To access the matrix for loans imported on or before July 10 click [here](#)

PURCHASE & RATE AND TERM 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 Unit	\$1,000,000	80%	660	80%	660	70%	680
	\$1,500,000	80%	660	70%	680	65%	680
	\$2,000,000	75%	680	55%	700	N/A	N/A
		65%	660			N/A	N/A
	\$2,500,000	80%	720	80%	720	N/A	N/A
	\$3,000,000	80%	740	80%	740	N/A	N/A



## PURCHASE & RATE AND TERM REFINANCE

	\$1,000,000	80%	660	N/A	N/A	70%	680
2 Unit	\$1,500,000	65%	660	N/A	N/A	65%	680
	\$2,000,000	60%	660	N/A	N/A	N/A	N/A
	\$1,000,000	N/A	N/A	N/A	N/A	70%	680
3-4 Unit	\$1,500,000	N/A	N/A	N/A	N/A	65%	680

## CASH-OUT REFINANCE

Units	Max Loan Size	PRIMARY <sup>1</sup>		SECOND HOME		INVESTMENT		
		Max LTV/CLTV/HCLTV	Min FICO	Max LTV/CLTV/HCLTV	Min FICO	Max LTV/CLTV/HCLTV	Min FICO	
1 Unit	\$1,000,000	75%	660	75%	700	65%	680	
	\$1,500,000	70%	680	65%	700	60%	720	
	\$2,000,000	80%	720	75%	740	N/A	N/A	
		55%	660			N/A	N/A	
2 Unit	\$1,000,000	70%	680	N/A	N/A	65%	680	

## CASH-OUT REFINANCE

	\$1,500,000	55%	660	N/A	N/A	60%	720
3-4 Unit	\$1,000,000	N/A	N/A	N/A	N/A	65%	680
	\$1,500,000	N/A	N/A	N/A	N/A	60%	720

<sup>1</sup>Non-Occupying Co-Borrowers not permitted for LPA Primary Cash Out transactions

## BASIC PRODUCT PARAMETERS

Appraisal Waivers not permitted	Second appraisal required for refinances with loan amounts greater than \$2M	HPML not permitted	Minimum loan amount \$400,000. Max loan amount \$3,000,000
DU findings of Approve/Ineligible are only acceptable if for the loan amount exceeding the conforming loan limit		Max Debt-to-Income ratio is determined by DU or LPA but not to exceed 50%	
Maximum Cash Out Proceeds: Loan Amount ≤\$1,500,000: \$350,000; Loan Amount >\$1,500,000: \$500,000		Temporary buydowns not available	See Escrow Waiver Policy for eligibility and state criteria
7/6 and 10/6 ARMs qualify at the note rate.			7/6 and 10/6 ARM caps: 5/1/5.



## STATE REQUIREMENTS

**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: 7/11/2025

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Feedback  
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