



WINTRUST MORTGAGE™

BULLETIN # 09-0406- 02 WC

April 6, 2009

BULLETIN HIGHLIGHTS:

- Choice Reserve requirements and Definition Update.
- Removed Montgomery County from the Geographic Restrictions Area.

**100 FNMA CONFORMING FIXED WITH JUMBO OPTION
200 FHLMC CONFORMING FIXED WITH JUMBO OPTION
1000 CHOICE CONFORMING LIBOR ARMS**

Appraisal Section:

- Three (3) comps required, two (2) comps must have closed within the last 90 days, one (1) no greater than six (6) months old, all within the neighborhood boundaries as defined on page one (1) of the appraisal.

Cash Reserve Section:

- **SECOND HOME:**
 - Two (2) months reserves, regardless of LP™
- **INVESTMENT PROPERTY:**
 - 6 months PITI required, regardless of LP™.
- Two (2) months reserves for each additional financed second home or investment property.
- Liquid Financial Reserves- all components of the monthly housing expense include:
 - Principal and interest,
 - Hazard, flood, and mortgage insurance premiums (as applicable),
 - Real Estate taxes,
 - Ground rents,
 - Special Assessments,
 - Owner's Association, (excluding individual unit utility charges),
 - Subordinate finance payments on mortgages secured by the subject property.

Geographic Restriction

- Montgomery County Removed.