



# WINTRUST MORTGAGE™

BULLETIN # 09-0506-02WC

May 6, 2009

## **BULLETIN HIGHLIGHTS:**

- 200 FHLMC CONFORMING FIXED WITH JUMBO OPTION
- 2000 AMERICAN NON CONFORMING FIXED RATE

### **200 FHLMC CONFORMING FIXED WITH JUMBO OPTION**

- **MAXIMUM MORTGAGE SECTION: Jumbo Loan Limits**
  - **Loans originated prior to May 15, 2009 under the HERA loan limits must be closed and disbursed no later than June 15, 2009.**
  - **Loans originated after May 4, 2009 must be approved under the ARRA loan limits**
- **APPRAISAL REQUIRMENTS SECTION:**
  - Jumbo Loan Appraisal Section updated- For loans with LTV/TLTV/HTLTV ratios greater than 75% and where the value is \$625,500 or greater, a full URAR and field review is required.
- **CONTINUITY OF OBLIGATION SECTION: ADDED**
  - Acceptable continuity of obligation transactions with an outstanding lien against the property exists when any of the following conditions are met:
    - There is at least one borrower obligated on the new loan who was also a borrower obligated on the existing loan being refinanced.
    - The borrower has been on the title and has been residing in the property for at least twelve (12) months and has paid the mortgage for the last twelve (12) months or can demonstrate a relationship (relative, domestic partner, etc.) with the current obligor.
    - The title on the existing loan has been held in the name of a natural person or an LLC and the borrower was a member of the LLC prior to the transfer.
    - The borrower has recently inherited or was legally awarded the property (divorce or separation).
  - **NOTE:** Transfer of ownership from a corporation to an individual does not meet the acceptable continuity definition.
  - If Continuity of Obligation does not exist, the following transactions will be considered Cash Out Refinances:
    - Outstanding liens with no continuity of obligation:
      - If the borrower has been on title for at least six (6) months but continuity of obligation does not exist, the maximum LTV/CLTV will be limited to 50 percent based on the current appraised value.
    - No outstanding liens with no continuity of obligation:
      - If property was purchased within the six (6) to twelve (12) month period prior to the application date for the new financing:
        - The LTV/CLTV will be based on the lesser of the original sales price/acquisition cost (documented by the HUD-1 Settlement Statement) **OR**
      - If the property was purchased more than twelve (12) months prior to the application date for new financing:
        - The current appraised value can be used.
- **CREDIT SECTION:**
  - LTV >80% must have a minimum FICO score of 740.

### **2000 AMERICAN NON-CONFORMING FIXED RATE**

- **RATIO SECTION: UPDATED**

### **FOLLOWING MATRICES UPDATED:**

**200 FHLMC CONFORMING FIXED RATE WITH JUMBO OPTION**  
**2000 AMERICAN NON-CONFORMING FIXED RATE**