



WINTRUST MORTGAGE™

BULLETIN # 09-0604-02-WC

June 4, 2009

BULLETIN HIGHLIGHTS:

- 100- FNMA CONFORMING FIXED WITH JUMBO OPTION
- 101- FNMA CONFORMING FIXED EXPANDED APPROVAL™ (EA) LEVELS I & II
- 106- FNMA MY COMMUNITY CONFORMING FIXED
- 107- FNMA DU REFI PLUS™ COFORMING FIXED
- 200- FHLMC CONFORMING FIXED WITH JUMBO OPTION
- 1000- CHOICE CONFORMING LIBOR ARMS
- 1001- CHOICE FHA INSURED FIXED, 1, & 3 YEAR

100- FNMA CONFORMING FIXED WITH JUMBO OPTION

101- FNMA CONFORMING FIXED EXPANDED APPROVAL™ (EA) LEVELS I & II

106- FNMA MY COMMUNITY CONFORMING FIXED

- Mortgage Insures Approved Section:

- Added Genworth

- Subordinate Financing Section:

The following information is now updated in the above profiles from announcement on February 25, 2009, in Bulletin #09-0225-01.

- HELOC- When calculating the total housing expense ratio, borrowers must qualify using a monthly payment equal to 1% of the **full line amount**.
 - For HELOCs with evidence of a line modification, the modified limit will be used to calculate the 1% monthly payment.
- If the subordinate is an equity line of credit use the line limit to calculate the LTV/CLTV.

107- FNMA DU REFI PLUS™ CONFORMING FIXED

- Appraisal Requirements Section:

- **IMPORTANT: Effective Monday, June 8, 2009**, with all new Locks/Registrations the Property Inspection Waiver (PIW) is ineligible on 2-4 Unit Properties. **Relocks/Extensions will not be permitted.**

- Refinances Section:

- **RATE/TERM REFINANCES:**

- **IMPORTANT: Effective Monday, June 8, 2009**, with all new Locks/Registrations the borrower may receive cash back at closing of **no more than \$250**. Any excess cash representing the difference between the estimated and the actual payoff of the original loan plus closing costs and prepaids fees that is more than \$250 must be applied as principal curtailment to the new mortgage (or a reduction in the actual loan amount). **Relocks/Extensions will not be permitted.**

- **SUBORDINATE FINANCING:**

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1001 CHOICE FHA INSURED FIXED, 1, & 3 YEAR

- Refinances Section:
 - **PROPERTIES LISTED FOR SALE:**
 - Follow HUD guidelines (One (1) day off the market).

Product profiles will be updated to the Wintrust website shortly. Please keep this for your reference until then.