



# WINTRUST MORTGAGE™

BULLETIN # 10-0305-WC

**\*\*\* REVISED 3/12/10 \*\*\***

March 5, 2010

- **300- FHA FIXED**
- **301 - FHA INSURED 1 YEAR**
  - **Effective with American (AM) locks and relocks on and after Monday, March 8, 2010:**
    - Minimum credit score of 660 for all Streamline Refinances, credit-qualifying and noncredit-qualifying.
    - 12-month payment history with no 30-day lates.
    - Debt-to-Income ratio not to exceed 50% will be required for all FHA loans, **including Streamline Refinances.**
- **306 - VA GUARANTEED FIXED RATE**
  - **Effective with American (AM) locks and relocks on and after Monday, March 8, 2010:**
    - Minimum credit score of 660 for Interest Rate Reduction Refinance Loans (IRRRLs).
    - Maximum loan amount is \$750,000, excluding Funding Fee. Includes IRRRLs.
    - 12-month pay history with no 30-day lates.
    - 1-4 units Owner Occupied are now allowed. Previously, units were limited to one.