

BULLETIN



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BROKER / WAREHOUSE LINES / NON-DELEGATED CORRESPONDENT

Friday, January 16, 2026

Bulletin #2024-AC-001

NOTICE TO ALL CUSTOMERS

Elite Express Jumbo Product Enhancements

Great News! FLCBank is pleased to announce several improvements made to the Elite Express Jumbo Product which include:

- Both QM Safe Harbor and QM Rebuttable Presumption Loans are now eligible for financing.
- Tax transcripts are no longer required when income is validated through DU Validation Services or LPA AIM, based on the AUS used for the transaction.
- Added flexibility when using business assets for down payment and closing costs allowing either:
 - A CPA letter confirming that the withdrawal of the funds from the business will not harm the financial strength of the business, or
 - A cash flow analysis that meets the applicable agency requirements per the AUS findings (DU or LPA).
- Reduced required reserves to 3-6 months of PITIA.
- Maximum DTI is now 45% regardless of the loan purpose.

Please refer to the Elite Express Jumbo Guidelines posted for complete requirements.

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Product Matrix

15- and 30-years Fixed Rate Primary Residence						
Transaction Type	Units	FICO	Maximum LTV/CLTV/HCLTV	Maximum Loan Amount	Maximum DTI	
Purchase and Rate Term	1	680	80%	\$1,500,000	45%	
		680	80%	\$2,000,000	45%	
		680	75%	\$2,500,000	45%	
		700	75%	\$3,000,000	45%	
		680	70%	\$3,000,000	45%	
	2-4	720	75%	\$1,500,000	45%	
		720	75%	\$3,000,000	45%	
Primary Residence Cash-Out Refinance						
Transaction Type	Units	FICO	Maximum LTV/CLTV/HCLTV	Maximum Loan Amount	Maximum DTI	
Cash Out Refinance	1	700	80%	\$1,500,000	45%	
		700	80%	\$2,000,000	45%	
		720	75%	\$2,500,000	45%	
		720	70%	\$3,000,000	45%	
	2-4	720	70%	\$1,500,000	45%	
		720	70%	\$2,500,000	45%	
		720	70%	\$2,500,000	45%	
Declining Markets: If the property is in a declining market area as reported by the appraiser, the LTV/CLTV must be reduced by 10%.						
Second Home 15- and 30-years Fixed Rate						
Transaction Type	Units	FICO	Maximum LTV/CLTV/HCLTV	Maximum Loan Amount	Maximum DTI	
Purchase and Rate Term	1	680	80%	\$1,500,000	45%	
		700	80%	\$2,000,000		
		700	75%	\$2,500,000		
Second Home Cash-Out Refinance						
Transaction Type	Units	FICO	Maximum LTV/CLTV/HCLTV	Maximum Loan Amount	Maximum DTI	
Cash Out Refinance	1	720	70%	\$2,500,000	\$500,000	

If you have any questions, please contact your [Account Executive or Client Relations Representative](#).

Please reference full product guidelines posted on the FLCBank website at www.flcbmtg.com. All products are subject to credit and property approval. Program terms and conditions are subject to change without notice. Not all products are available in all states for all dollar amounts. Other restrictions and limitations apply. FLCBank is a registered trademark of Florida Capital Bank, N.A. Member FDIC NMLS 790396 Equal Housing Lender. FLCBank 10151 Deerwood Park Blvd. Bldg. 100, Suite 200, Jacksonville, FL 32256 1.866.295.0014