

# 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	Max Cash-Out
Cash Out Refinance	1	700	80%	\$1,500,000	45%	\$500,000
		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%	
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	Max Cash Out
Cash Out Refinance	1	720	70%	\$2,500,000	45%	\$500,000

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

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