Thursday, July 23, 2026
Bulletin #2026-AC-018

NOTICE TO ALL CUSTOMERS

Important Preferred Jumbo Credit Requirement Updates

Great news! FLCBank's Preferred Jumbo Product has been updated with more flexible credit standards, including lower minimum credit score requirements, higher loan-to-value (LTV) limits, and reduced liquid asset reserve requirements. Best of all, these enhancements are effective immediately, so you can take advantage of them right away!

Preferred Jumbo Update Summary		
Topic	**Old Guidelines**	**New Guidelines**
Minimum Credit Score	• 720	• 660
Maximum Acreage	ARM or Fixed Rate Option • Properties with ≤ 10 Acres	ARM Rate Option • Properties with ≤ 10 Acres Fixed Rate Option • Properties with ≤ 40 Acres
Maximum LTV/CLTV/HCLTV	• 80%	• 90%
Gift Funds	• Gift funds are permitted on Primary Residence occupancy once the borrower makes a contribution equal to 5% of the sales price from own funds. • For LTV/CLTV is 70% or less, the entire down payment may be derived from a gift.	• Gift funds may be used on Primary Residence and Second Homes. • For LTV > 80%, the borrower may receive gift funds but must make a contribution equal to 5% of the sales price from own funds before gift funds can be permitted.
Liquid Reserves	• At least 6 months of reserves of PITIA must be liquid. • If escrows are waived, additional reserves in the amount of 12 months of Taxes & Insurance must be liquid.	• Liquid reserves are only required for LTV/CLTV/HCLTVs 85.01 to 90.00% in the amount equal to 3 months of the PITIA for the subject property. Note: All other reserve requirements, including the number of months, remain unchanged.
Escrow Waiver required Credit Score	• 720	• Removed credit score requirement of 720 when waiving escrows. Note: Escrows cannot be waived for LTV > 80% unless prohibited by applicable laws.

BULLETIN

FLCBank

WWW.FLCBMTG.COM

BROKER / WAREHOUSE LINES / NON-DELEGATED CORRESPONDENT

Primary Residence 30 Years Fixed and ARM Rate* Purchase and Rate/Term Refinance					
Transaction Type	**Units**	**FICO**	**Maximum LTV/CLTV/HCLTV**	**Maximum Loan Amount**	**Maximum DTI**
Purchase or Rate/Term Refinance	1	680	90%**	$2,000,000	43%
		660	80%	$2,000,000	45%
		700	80%	$3,500,000	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	680	80%	$2,000,000	45%	Unlimited
		700	65%	$3,000,000	45%	

Second Home 30 Years Fixed and ARM Rate Purchase and Rate/Term Refinance					
Transaction Type	**Units**	**FICO**	**Maximum LTV/CLTV/HCLTV**	**Maximum Loan Amount**	**Maximum DTI**
Purchase or Rate/Term Refinance	1	680	90%**	$2,000,000	43%
		660	80%	$2,000,000	45%
		700	75%	$3,000,000	45%

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	680	65%	$1,500,000	45%	Unlimited
		700	75%	$2,000,000		

****IMPORTANT RESTRICTIONS FOR LTV > 80%:**

- Mortgage Insurance not required
- Secondary financing not allowed
- Maximum DTI 43%
- Gift funds require minimum 5% borrower contribution
- Escrow/impound accounts cannot be waived unless prohibited by applicable laws
- ARM Rate financing option is not eligible for LTV/CLTV > 80%
- For First Time Home Buyers maximum loan amount is $1.5 MM and credit score of 700 when the LTV/CLTV/HCLTV > 80%
- Non-Permanent Resident Aliens not eligible

Please contact your [Account Executive or Client Relations Representative]() if you have any questions.