



WHOLESALE ANNOUNCEMENT 2025-11

February 7, 2025

AMB Jumbo Relaunch

Effective Date

New Locks on or after February 7, 2025

FCM is pleased to announce the Relaunch of

AMB Jumbo

The AMB Jumbo loan products are outlined below:

- Fixed Rate 30 Year and 15 year
- No exceptions will be considered for these products
- Minimum Loan Amount - \$1 above conforming loan amount
- Maximum loan amount \$3 million
- Maximum cash-out \$500,000
- Owner Occupied, Second Home, and Investment Property
- Maximum LTV of 89.99%
 - LTVs > 80% are limited to a 30-year fixed rate loan term
- Minimum FICO 700
 - No credit bureaus may be frozen. Borrowers must unfreeze all bureaus and the AUS rerun with updated credit
- All borrowers must have a valid Social Security Number
- Maximum DTI of 50% when an AUS approve/accept is eligible for the following:
 - Primary residence
 - Maximum CLTV 80%
 - Maximum loan amount 2 million
- Scenarios not meeting the above criteria have a maximum DTI of 45% with an AUS approve/accept
- Loans must be run through Fannie Mae's DU or Freddie Mac's LP
 - Manually underwritten loans will not be accepted
- Single Family Detached Single Unit
- Single Family Attached Single Unit
- 2 Unit Attached/Detached
- PUDs
- Low-rise and High-rise condominiums (must be Agency eligible)
- Available in FCM lending footprint
 - Texas 50 (a)(6) and Texas Conversion loans are ineligible
 - Not available in Maryland
- Full Appraisal Only
 - Appraisal Waivers are ineligible

Should you have any questions, please reach out to your Account Executive or Client Manager