



# WHOLESALE ANNOUNCEMENT 2025-50

June 26, 2025

FCM/AMB Jumbo RW

## Effective Date

New Locks on or after June 26, 2025

**FCM is pleased to announce the addition of**

## **FCM/AMB Jumbo RW**

**These are enhancements to our current fixed rate Select AUS Jumbo Products**

**The FCM/AMB RW Jumbo loan products are outlined below:**

- 10/6, 7/6, and 5/6 SOFR ARM's
  - Caps: 5/1/5 allowed on 7/6 and 10/6 and 2/1/5 on 5/6
- Minimum FICO 680
- Maximum LTV 80%
- Maximum DTI 45%
- AUS finding with an Approve/Ineligible or Eligible due to loan amount, must be present in all closed loan files
- Minimum loan Amount \$350,000
- Maximum Loan Amount \$3,500,000
- Purchase Transactions, Rate and Term, Cash-Out Refinance
- Primary Residence and Second Homes
- Eligible Property Types
  - 1-2 Unit Owner Occupied Properties, PUD, Warrantable Condo, Modular Homes, and Properties with ≤40 acres
- Eligible Borrowers:
  - US Citizens, Permanent Resident Aliens with evidence of lawful residency
  - Non-Permanent Resident Aliens with evidence of lawful residency are eligible with restrictions (see full guidelines)
- Credit
  - Follow FNMA/FHLMC Seller Guide and AUS Findings
    - Authorized user accounts are not allowed as an acceptable tradeline
    - Non-traditional credit is not allowed as an acceptable tradeline
- Available in FCM lending footprint
  - Texas refinances are ineligible
- Appraisal
  - Transferred appraisals are not allowed
  - Appraisal Waivers also known as PIW or Drive-By appraisals are not allowed
  - Appraisals must be completed for the subject transaction. Use of a prior appraisal, regardless of the date of the prior appraisal, is not allowed.
  - See full guidelines for Appraisal requirements based on loan amount and transaction type

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