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This document is a summary of key Wintrust Mortgage overlays to Agency/GSE requirements for loans submitted under a Seller’s delegated and non-delegated underwriting authorities.

This document should be used as a reference tool in conjunction with the Wintrust Mortgage published guidelines, and is not meant to be used as a replacement to the published guidelines.

Subject	Wintrust Mortgage Policy Overlay	FHA	VA
4506-T and Tax Return Transcripts	<ul style="list-style-type: none"> • 4506-T is required for each borrower on the loan and for each business tax return used to under the loan, with the exception of non-credit qualifying FHA Streamline refinances and VA IRRRLs. • For FHA and VA loans: No Tax Return Transcripts are required when all income information used to decision a loan is made up exclusively of wage earner income reported on a W-2 and/or fixed income reported on a 1099 (e.g., social security or VA benefits), unless required by the AUS. Seller to request and include the most recent year’s 1040 IRS tax return transcript for all other transactions. • For non-credit qualifying FHA streamlined refinances and non-credit qualifying VA IRRRLs: No Tax Return Transcripts are required unless the AUS response requests more than the most recent tax transcripts. 	X	X
ARMs	Not Permitted.	X	X
Buydowns	2/1 and 1/0.	X	X
Cash Back	\$100,000 max for LTV’s >70%.	X	
Credit Scores	Minimum FICO 620 (680 for FHA Streamline Refinances).	X	X
Digital Signatures	Permitted.		
DPAs	Not Permitted.	X	X
Escrow Holdbacks	Weather related only, requires WM approval.	X	X
FHA Loans, including Streamline Refinances <i>Refer to individual topics herein for overlays that apply to multiple government loan types (e.g., Manufactured Housing)</i>	<ul style="list-style-type: none"> • A tri-merge credit report is required solely to validate loan scores. • “Middle/lower” method must be used to determine each individual borrower’s Credit Score. • Refinance Authorization Results must be included in the closed loan package for refinances. • The following are not permitted: <ul style="list-style-type: none"> > Manufactured housing. > Any Section 203(b) or 203(h) loan combined with ADP codes other than 703, 729, 734, and 731. > FHA 203(k) loans. > FHA Construction to Permanent mortgage program > FHA Refinance Loans for Borrowers in Negative Equity Position (Short Refi). > FHA loans to government entities and non-profit organization borrowers. > FHA loans to borrowers with diplomatic immunity. > HUD 184 Program – Indian Reservations. 	X	

Subject	Wintrust Mortgage Policy Overlay	FHA	VA
	<ul style="list-style-type: none"> > FHA Section 248 Mortgages on Indian Land. > FHA Section 247 and HUD 184A Hawaiian Homelands. > Test Cases. > FHA loans underwritten to Back to Work – Extenuating Circumstances Policy. > 2-4 unit properties in New Jersey. > Properties located outside of the United States or in a Territory, Province or Commonwealth; including, but not limited to properties in Guam, Puerto Rico, the Virgin Islands, the Commonwealth of the Northern Mariana Islands, or American Samoa. • Additional Wintrust Mortgage-specific guidelines apply for the following (refer to the guidelines for details). <ul style="list-style-type: none"> > Minimum loan score of 680 required on FHA Streamlines. > Maximum CLTV is 100% • Cash Back limited to \$100,000 >70% LTV. 		
FHA High Balance Loans	<ul style="list-style-type: none"> • 30 year fixed rate. • DPA’s not permitted. • Only allowed with Section 203(b) and Section 203(h). • Wintrust Mortgage-specific requirements apply for the following (refer to the guidelines for details): <ul style="list-style-type: none"> > Loan amount > Qualifying Ratios • Combination of High Balance and FHA Streamline Refinance 	X	
Flood Insurance	Private Flood Insurance not permitted.	X	X
Geographic Restrictions	Nevada – Requires WM approval. Florida – Broward, Miami-Dade and Monroe counties ineligible. > Texas – 50(a)6 not permitted.	X	X
Income and Debt Documentation	Documentation evidencing how the underwriter determined the debt-to- income ratio must be in the closed loan package for all loans.	X	X
Interest Only	Not Permitted.	X	X
Irrevocable Living Trust	Not Permitted.	X	X
Life Estates	Not Permitted.	X	X
Manufactured Homes	Not Permitted.	X	X
Non-Traditional Credit	Not Permitted.	X	X
PACE Obligations	Loans secured by properties subject to any PACE new or subordinated obligation that utilizes the municipal tax assessment process or a utility company to ensure payment, including, but not limited to, Property Assessed Clean Energy (PACE) obligations, are ineligible for purchase.	X	X
Power of Attorney	Wintrust Mortgage-specific requirements apply, refer to guidelines.	X	X
Ratios	<ul style="list-style-type: none"> • 55% with AUS approval/accept. • 43% Manual Underwrites (VA 45% with 1.5x residual income) 	X	X

Subject	Wintrust Mortgage Policy Overlay	FHA	VA
Resale-Deed	Not Permitted.	X	X
Texas Refinances	50(a)6 not permitted.	X	X
Third Party Originated (TPO) Loans	Not Permitted.	X	X
<p>VA Loans, including IRRRLs</p> <p><i>Refer to individual topics herein for overlays that apply to multiple government loan types (e.g. Manufactured Homes)</i></p>	<ul style="list-style-type: none"> • Tri-merge credit report required to validate loan score. • 100% max CLTV for purchases. • 100% CLTV for rate/term refinances (non-IRRRLs). <ul style="list-style-type: none"> > Rate/term refinances >90% CLTV may not have any 30-day or greater mortgage lates on the subject property in the most recent six months. > Additional Wintrust Mortgage-specific requirements apply for rate/term refinances; refer to the guidelines for details. • 100% max LTV/CLTV for cash-out refinances. • The following are not permitted: <ul style="list-style-type: none"> > VA Indian Leaseholds > Properties located outside of the United States or in a Territory, Province or Commonwealth; including, but not limited to properties in Guam, Puerto Rico, the Virgin Islands, the Commonwealth of the Northern Mariana Islands, or American Samoa. • VA IRRRLs must pay off a VA loan that meets all of the following requirements: <ul style="list-style-type: none"> > Is current. > Has been seasoned, or originated, at least six months prior to the new IRRRL closing date. > At least six payments have been made prior to the new 		X
VA High Balance Loans	<ul style="list-style-type: none"> • 30 year fixed rate. • DPAs not permitted. • Wintrust Mortgage-specific requirements apply for the following (refer to the guidelines for details): <ul style="list-style-type: none"> > Loan amount > Minimum loan score • Combination of High Balance and VA IRRRL 		X
Verification of Employment	<ul style="list-style-type: none"> • Verbal Verification of Employment (VVOE) is required within 10 days prior to the Note Date. • 3rd party verification required for self-employed borrowers within 30 days prior to Note date. 	X	X
Water Purification Systems	Generally, properties with individual water purification systems required to make the water safe for human consumption are not permitted (does not include systems installed to improve the taste or softness of the water) Refer to guidelines for Wintrust Mortgage specific requirements.	X	X