CLEAREDGE LENDING JUMBO PEARL FLEX COMPARISON

EFFECTIVE 6.8.2026

	Jumbo PEARL FLEX 1	Jumbo PEARL FLEX 2	Jumbo PEARL FLEX 4	Jumbo PEARL FLEX 5	Jumbo PEARL FLEX 6	Jumbo PEARL FLEX 9
Max Loan Amount	$3,500,000	$3,000,000	$3,000,000	$3,500,000	$3,000,000	$3,500,000
Min Loan Amount	$1 over current conforming/high balance	$1 over current conforming/high balance	$1 over current conforming/high balance	$1 over current conforming/high balance	$1 over current conforming/high balance	$1 over current conforming/high balance
Interest Only	Permitted	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Not Permitted
Min Credit Score	660	660	680	660	700	720
Loan Terms Offered	Fixed: 15 yr, 30 yr, 30 yr IO ARMs: 30 yr 5/6, 7/6 and 10/6	Fixed: 15 yr, 30 yr ARMs: 30 yr 5/6, 7/6 and 10/6	Fixed: 15 yr, 30 yr	Fixed: 30 yr ARMs: 30 yr 5/6, 7/6 and 10/6	Fixed: 15 yr, 30 yr ARMs: Not eligible	Fixed: 15 yr, 30 yr ARMs: 30 yr 5/6, 7/6 and 10/6
Credit Scores	Min. 2 scores per borrower Rescore not permitted unless corrects erroneous line item or disputed accounts	Min. 2 scores per borrower Rescore not permitted unless corrects erroneous line item or disputed accounts	Min. 2 scores per borrower Rescore not permitted unless corrects erroneous line item or disputed accounts	Min. 2 scores per borrower Rescore not permitted unless corrects erroneous line item or disputed accounts	Min. 2 scores per borrower Rescore not permitted unless corrects erroneous line item or disputed accounts	Min. 2 scores per borrower Rescore not permitted unless corrects erroneous line item or disputed accounts
Max LTV/CLTV	LTV/CLTV up to 89.99%	LTV/CLTV up to 80%	LTV/CLTV up to 80%	LTV/CLTV up to 90%	LTV/CLTV up to 89.99%	LTV/CLTV up to 80%
Mortgage Insurance	Not Eligible	Not Eligible	Not Eligible	Not Eligible	Not Eligible	Not Eligible
Max Cash-Out	AUS	<=$1,500,000: $350,000 >$1,500,000: $500,000	$500,000	AUS	$500,000	$500,000
Max-DTI	50%	49.99%	45%	50%	50%	50%
Mortgage/Housing History	0x30x12 0X60X24	0x30x12 0X60X24	0x30x12 0X60X24	0x30x12 0X60X24	0x30x12 0X60X24	0x30x12 0X60X24
Seasoning on Major Derogatory Events	7 yrs	7 yrs	7 yrs	7 yrs	7 yrs	7 yrs
RSU Income	Eligible	Eligible	Eligible	Eligible	Eligible	Eligible
Appraisals	2 appraisals required for loan amounts >$2M	2 appraisals required for loan amounts >$2M	2 appraisals required for loan amounts >$2M	2 appraisals required for loan amounts >$2M	2 appraisals required for loan amounts >$2M	2 appraisals required for loan amounts >$2M
Transfer Appraisals	Not eligible	Not eligible	Not eligible	Not eligible	Not eligible	Not eligible
Tax Transcripts	Not required on loans where the AUS validates the income. For all other loans, required for each tax year the	Not required on loans where the AUS validates the income. For all other loans, required for each tax year the	Not required on loans where the AUS validates the income. For all other loans, required for each tax year the	Not required on loans where the AUS validates the income. For all other loans, required for each tax year the	Not required on loans where the AUS validates the income. For all other loans, required for each tax year the	Not required on loans where the AUS validates the income. For all other loans, required for each tax year the

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	AUS requires income documentation	AUS requires income documentation	AUS requires income documentation	AUS requires income documentation	AUS requires income documentation	AUS requires income documentation
Texas50(a)(6)	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Not Permitted
CDA	Needed for each loan with CU/LCA score >2.5 or no score Desk review not required for loans w/2 appraisals, regardless of CU/LCA score	Needed for each loan with CU/LCA score >2.5 or no score Desk review not required for loans w/2 appraisals, regardless of CU/LCA score	Needed for each loan with CU/LCA score >2.5 or no score Desk review not required for loans w/2 appraisals, regardless of CU/LCA score	Needed for each loan with CU/LCA score >2.5 or no score Desk review not required for loans w/2 appraisals, regardless of CU/LCA score	Needed for each loan with CU/LCA score >2.5 or no score Desk review not required for loans w/2 appraisals, regardless of CU/LCA score	Needed for each loan with CU/LCA score >2.5 or no score Desk review not required for loans w/2 appraisals, regardless of CU/LCA score
Reserves	See matrix	See matrix	See matrix	See matrix	See matrix	See matrix
Vesting	Individual, Joint Tenants or Revocable Trust allowed	Individual, Joint Tenants or Revocable Trust allowed	Individual, Joint Tenants or Revocable Trust allowed	Individual, Joint Tenants or Revocable Trust allowed	Individual, Joint Tenants or Revocable Trust allowed	Individual, Joint Tenants or Revocable Trust allowed
Non–Occupant Co-Borrower	Eligible	Eligible	Eligible	Eligible	Eligible	Eligible
FTHB	Eligible	Eligible	Eligible	Eligible	Eligible	Eligible
Foreign Nationals	Not eligible	Not eligible	Not eligible	Not eligible	Not eligible	Not eligible
Non-Permanent Resident Aliens	Eligible	Eligible	Not Eligible	Eligible	Eligible	Eligible
Declining markets	Reduce maximum LTV/CLTV by 10% for any property located in an area of declining property values as reported by appraiser.	Reduce maximum LTV/CLTV by 10% for any property located in an area of declining property values as reported by appraiser.	Reduce maximum LTV/CLTV by 10% for any property located in an area of declining property values as reported by appraiser.	Reduce maximum LTV/CLTV by 10% for any property located in an area of declining property values as reported by appraiser.	Reduce maximum LTV/CLTV by 10% for any property located in an area of declining property values as reported by appraiser.	Reduce maximum LTV/CLTV by 10% for any property located in an area of declining property values as reported by appraiser.
Warrantable Condos	Must be approved in CPM	Must be approved in CPM	Must be approved in CPM	Must be approved in CPM	Must be approved in CPM	Must be approved in CPM
Non-Warrantable Condos	Not eligible	Not eligible	Not eligible	Not eligible	Not eligible	Not eligible
IPC	**Principle Residence or Second Home** • 75.01% - 90% - 6% • 75% or less – 9% **Investment Property** 2%	**Principle Residence or Second Home** • 75.01% - 90% - 6% • 75% or less – 9% **Investment Property** 2%	**Principle Residence or Second Home** • 75.01% - 90% - 6% • 75% or less – 9% **Investment Property** 2%	**Principle Residence or Second Home** • 75.01% - 90% - 6% • 75% or less – 9% **Investment Property** 2%	**Principle Residence or Second Home** • 75.01% - 90% - 6% • 75% or less – 9% **Investment Property** 2%	**Principle Residence or Second Home** • 75.01% - 90% - 6% • 75% or less – 9% **Investment Property** 2%
Rural and Agricultural zoned properties	Ineligible: except for rural & agricultural/residential eligible 20 acres and under.	Ineligible: except for rural & agricultural/residential eligible 20 acres and under.	Ineligible: except for rural & agricultural/residential eligible 20 acres and under.	Ineligible: except for rural & agricultural/residential eligible 20 acres and under.	Ineligible: except for rural & agricultural/residential eligible 20 acres and under.	Ineligible: except for rural & agricultural/residential eligible 20 acres and under.