



Conventional & High Balance Fixed & ARM Loans

At The Loan Store, we offer Fixed Rate and Adjustable-Rate Conventional mortgages for conforming and high balance loans, VA IRRRL loans, Jumbo, and DSCR loans. **For more detailed information on each product, please refer to the full guidelines available in the Documents tab at the top of the TPO Portal.**

Conventional Fixed Rate Mortgage

Standard Fixed Rate	High Balance Fixed Rate
10 Year (Select & Non-Select)	15 Year (Select & Non-Select)
15 Year (Select & Non-Select)	30 Year (Select & Non-Select)
20 Year (Select & Non-Select)	
25 Year (Select & Non-Select)	
30 Year (Select & Non-Select)	

Conforming Loan Limits

Units	Standard Loan Limit	High Balance Loan Limit*
1	\$647,200	\$970,800
2	\$828,700	\$1,243,050
3	\$1,001,650	\$1,502,475
4	\$1,244,850	\$1,867,275
Minimum loan amount: Wholesale \$75,001		
*High Balance loans are subject to county limits		

Select VS Non-Select Eligibility

Please see below for the following loan characteristics that will qualify for the TLS Select loan programs. If a loan does not meet the requirements for the TLS Select loan programs, it would need to qualify for the regular fixed loan programs.

- **TLS Select** (includes **all** of the following):
 - W2 or retirement income only
 - Cannot use self-employment income to qualify
 - Cannot use rental income to qualify
 - Owner occupied
 - Appraisal allowed
 - Cash out allowed
 - All property types allowed
 - Subordinate financing allowed
 - Single property owned
 - Cannot have non-occupant co-borrowers or multiple applications
- **Non-TLS Select** (includes one or more of the following):
 - Non-W2 income, including self-employed income allowed
 - Multiple properties
 - Rental income allowed
 - Non-occupant co-borrowers



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Adjustable-Rate Mortgages

Conforming & High Balance ARM
7/6 SOFR ARM (5/1/5)
5/6 SOFR ARM (2/1/5)

	7/6 SOFR ARM (5/1/5)	5/6 SOFR ARM (2/1/5)
Time Initial Rate and Payment is in effect	7 years	5 years
First Adjusted Interest Rate Cap Over/Under Original Rate	5%	2%
Interval Adjusted Interest Rate Cap (every 6 months after first adjustment)	1%	1%
Maximum Lifetime Cap Over/Under Original Rate	5%	5%

- ARM Index- SOFR (Secured Overnight Financing Rate)
- ARM amortization (term) is 30 years
- Investment property: 5/6 SOFR ARM not eligible for multiple financed investment properties.
- Margin 2.75% – The fixed amount added to the underlying index to establish the fully indexed rate for an ARM.

To limit the impact of any potential payment shock on an ARM loan, the monthly qualifying rate is calculated as follows:

- For short introductory rate ARMs with five (5) years or less, the qualifying rate is the greater of the fully indexed rate (the index plus the margin) or the note rate plus 2 percent
- For ARMs with an introductory rate greater than 5 years, the qualifying rate is the greater of the fully indexed rate or the note rate
 - LPA Only loans may qualify at the note rate for 7 year/6 month ARMs, unless the loan falls within HPML or HPCT parameters.

Please refer to the Conforming Guidelines available in the Documents tab at the top of the TPO Portal for more information.