



Silvergate Funding, Inc.

Silvergate Funding, Inc (“SFI”)

IN FOCUS BULLETIN

2014-01

January 10, 2014

QM/ATR Requirements

Effective for applications dated on or after January 10, 2014, SFI will only purchase loans that meet the Ability to Repay and Qualified Mortgage requirements (ATR/QM) as set forth in the Ability to Repay/Qualified Mortgage Standards under the Truth-in-Lending Act (Regulation Z) (ATR/QM Final Rule”) issued by the Consumer Financial Protection Bureau (CFPB).

Sellers are responsible for providing evidence of compliance with QM/ATR. SFI will not accept cures on QM violations.

Category	Eligibility	Requirements
Safe Harbor QM	Eligible for purchase	Per Temporary QM definition, Fannie Mae eligible with DU Approve decision or Freddie Mac eligible with LP Accept decision
Rebuttable Presumption QM (HPML)	Not eligible for purchase	NA
Portfolio ARM	Eligible for purchase	See Portfolio product guidelines

Qualifying Rates:	
Product	Rate
15 and 30 Year Fixed Rate FHA and Conforming	Note Rate
15 and 30 Year Fixed Rate Jumbo	Note Rate
FHA 3-1 and 5-1 ARMs	Note Rate (per FHA guidelines)
5/1 Jumbo ARM	Fully Indexed Rate (Note Rate plus Margin)
7/1 and 10/1 Jumbo ARM	Note Rate
Portfolio ARM	Fully Indexed Rate (Note Rate plus Margin)

Updated Product Guidelines, Rate Sheet Templates and Loan Level Price Adjustments.

Updated Jumbo, FHA and Conforming guidelines, Rate Sheet template and changes to Loan Level Price Adjustment will be sent early next week.

Please contact: Alan Peviani, Sales (apeviani@silvergatefunding.com),
Pete Roeske, Capital Markets (proeske@silvergatefunding.com),

(858) 795-7396 or
(858) 622-9726

Thank you for doing business with SFI.

