

ARCH MI

Underwriting Manual

March 1, 2017



Summary of Underwriting Manual Updates

Welcome to the new Arch MI Underwriting Manual (the Manual). Effective March 1, 2017, this Manual replaces Arch Mortgage Insurance Company's Underwriting Manual and United Guaranty's Underwriting Requirements Guide. Both companies will be using the same Manual going forward.

[View the changes from Arch Mortgage Insurance Company's January 4, 2017 Underwriting Manual.](#)

[View the changes from United Guaranty's January 3, 2017 Underwriting Requirements Guide.](#)

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1. Introduction and General Information

Thank you for choosing Arch MI as your mortgage insurance provider. By providing mortgage insurance and sharing the risk of default for mortgage lending, Arch MI helps lenders and investors expand their lending opportunities. Arch MI promotes the expansion of viable home ownership opportunities through the use of fair and reasonable underwriting requirements that support our objective of making home ownership affordable and sustainable.

Within this Manual, “Arch MI” includes Arch Mortgage Insurance Company, United Guaranty Residential Insurance Company, and United Guaranty Mortgage Indemnity Company. When “United Guaranty” is used, it refers to United Guaranty Residential Insurance Company and United Guaranty Mortgage Indemnity Company.

1.01. Risk and Underwriting Philosophy (March 1, 2017)

Arch MI’s goal is to ensure that sound underwriting decisions are made on mortgage insurance applications. Specifically, (1) the loan transaction must represent an insurable risk, (2) the loan transaction and collateral must be accurately represented, (3) reasonable judgment must be used and reasonable due diligence applied, and (4) the risk associated with the loan transaction can be adequately priced.

Our underwriting requirements are designed to facilitate the assessment of mortgage default and foreclosure risk. The requirements in this Manual establish the boundaries of acceptable risk. The Manual provides a set of comprehensive underwriting requirements to ensure the likelihood that the borrower will be able to repay the loan. These requirements consider the following:

- Credit: The borrower’s willingness and ability to repay obligations (credit history).
- Capacity (Income): The stability and amount of the borrower’s income in relationship to the borrower’s obligations.
- Capital (Assets and Equity): The borrower’s total assets, savings history, reserves, and investment into the property.
- Collateral (Property): The condition, marketability, and value of the property.
- Economic and housing conditions present in the property’s market area.
- Loan transaction: Term, amortization type, adjustable versus fixed, documentation type, etc.

Arch MI is committed to insuring quality loans that make sense for everyone involved. When underwriting a loan, the overall risk of the loan should be considered. An individual risk factor within a loan file may not necessarily create an uninsurable risk, especially when compensating factors are present. However, a layering of risk factors within the loan file without offsetting compensating factors will generally increase the likelihood of foreclosure and create an uninsurable risk. We recognize that certain loans may fall outside Arch MI’s underwriting requirements but still represent an insurable risk. When this happens, the lender should submit the loan as a full-file submission. Arch MI will review the loan carefully to identify any compensating factors that may warrant an exception.

The lender is responsible for ensuring that the loan information provided within the MI submission is true and accurate. Misrepresentation or fraud presents a serious risk to the likelihood of loan repayment. The lender should have robust procedures in place to prevent misrepresentation and fraud from any party involved with the loan transaction.

Arch MI reserves the right to request additional information concerning the loan transaction.

1.02 Fair Housing and Equal Credit Opportunity Acts (March 1, 2017)

Arch MI believes in fair treatment of all borrowers in accordance with applicable law. We operate in accordance with the provisions of the Fair Housing Act as well as the Equal Credit Opportunity Act (though this law is not directly applicable to Arch MI). The Fair Housing Act makes it unlawful to discriminate in housing-related activities against any person because of race, color, religion, national origin, sex, handicap, or familial status. The Equal Credit Opportunity Act prohibits discrimination with respect to any aspect of a credit transaction on the basis of sex, race, color, religion, national origin, marital status, age (provided the applicant has the capacity to enter into a binding contract), receipt of public assistance, or because the applicant has in good faith exercised any right under the Consumer Credit Protection Act.

Arch MI fully supports the letter and the spirit of both of these laws and will not condone discrimination in any mortgage guaranty insurance transaction. It is our objective to help make home ownership affordable and attainable.

Our commitment to you and the housing finance industry is a responsibility we take seriously, as we work to encourage fair lending, open new markets, and expand our insurance services.

1.03 Submission Methods (March 1, 2017)

Arch MI has two submission methods for mortgage insurance applications: full-file submissions and delegated data submissions (delegated). Most of the underwriting requirements in this Manual apply to both delegated and full-file submissions. When the requirements are different for each submission method they will be clearly identified within the Manual.

Regardless of the submission method used, the lender is responsible for ensuring that the information provided is true and accurate. The lender is also responsible for notifying Arch MI of any data changes pertaining to the loan (including, but not limited to, loan terms, credit information, income, debts, appraisal, property value, or loan amount).

Please see the details for each submission method below.

1.03.01 Full-File Submissions (March 1, 2017)

For a full-file submission, the lender sends a copy of the entire loan underwriting file to Arch MI. With a full-file submission, certain underwriting requirements are more expansive than our delegated underwriting requirements (for example, loan amount and credit score requirements). Underwriting requirements that are more expansive for full-file submissions are clearly identified within the Manual.

If you have a loan you believe is an acceptable risk, but is outside our underwriting requirements, we encourage you to submit the loan full file. Our experienced underwriting staff will evaluate the overall risk of the loan to determine its eligibility for insurance (items listed as ineligible within [section 2](#) and those listed in the [Ineligibility Matrix in section 3](#) are generally not available for exceptions).

With a full-file submission, our skilled underwriting team can weigh all of the individual risk characteristics and compensating factors. Therefore, you will have peace of mind knowing your loan received a comprehensive MI risk review and that the correct decision was made for both the lender and Arch MI.

If Arch MI conducts a full-file underwriting review and issues a conditional commitment¹ or suspends or declines the loan for mortgage insurance, a delegated lender may not exercise its delegated authority to resubmit the loan.

¹ Available for loans submitted under a United Guaranty Master Policy only.

1.03.02 Delegated Submissions (March 1, 2017)

Delegated is available to approved lenders. Our delegated option allows reporting of loan data only to Arch MI for mortgage insurance applications. With delegated, Arch MI issues an MI commitment and certificate based on the lender's representation that the loan meets Arch MI's underwriting requirements. As part of this option, the lender is responsible for errors and omissions that could otherwise be discovered with a full-file submission.

When submitting a loan via a delegated submission, no exceptions are allowed to the delegated underwriting requirements. Loans that do not meet the delegated underwriting requirements may meet the full-file underwriting requirements (see full-file submissions above).

If Arch MI conducts a full-file underwriting review and issues a conditional commitment² or suspends or declines the loan for mortgage insurance, a delegated lender may not exercise its delegated authority to resubmit the loan.

The sections for which the underwriting requirements differ for delegated versus full-file submissions include:

- [Section 1.04.02](#) Conditional Commitments – Requirements.
- [Section 3.02.01](#) Unacceptable DU and Loan Product Advisor Recommendations.
- [Section 3.03.01](#) LTV/Loan Amount/Credit Score/DTI Requirements.
- [Section 3.06.01.02](#) Jumbo Loans (\$850,001 to \$1,500,000).
- [Section 3.07.01.02](#) Maximum Loan Amounts for Adjustable-Rate Mortgages.
- [Section 3.12.02.01](#) Non-traditional Credit.
- [Section 3.14.03](#) Condominiums and Cooperatives (Co-ops).

Delegated submissions may be submitted to Arch MI via ArchMIConnect[®], United Guaranty's MI Guide[®], electronic data interchange (EDI), or a loan origination system (LOS).

Customers who use delegated may also elect to send full-file submissions to Arch MI.

If you are interested in applying for delegated, please contact your [Arch MI Account Manager](#).

² Available for loans submitted under a United Guaranty Master Policy only.

1.04 Commitment/Certificates (March 1, 2017)

1.04.01 Final Commitments (March 1, 2017)

1.04.01.01 Requirements (March 1, 2017)

To issue a final commitment, Arch MI requires that all pertinent information necessary to underwrite the mortgage loan be documented and verified (see [section 3.05.01](#) for age of documentation requirements):

- Property address.
- Sales agreement.
- Appraisal or alternative as permitted within this Manual.
- Employment.
- Income.
- Assets.
- Credit.

1.04.01.02 Terms (March 1, 2017)

- Existing construction (the property is complete and is appraised “as is” or “subject to repairs”): 120 days.
- Properties appraised “subject to completion”: a 12-month commitment is available.

1.04.01.03 Extensions (March 1, 2017)

- Extensions to commitments/certificates are not allowed. If the mortgage loan does not close within the term of the commitment/certificate, a new application for mortgage insurance will be required. All current underwriting requirements and pricing in effect at the time of new application will apply.

1.04.01.04 Changes to Commitment (March 1, 2017)

- Any change to the loan information must be submitted to Arch MI. The new information will be evaluated based on the underwriting requirements in effect at the time of the change. The MI pricing will be updated based on the new loan information when applicable.

1.04.02 Conditional Commitments³ (March 1, 2017)

1.04.02.01 Requirements (March 1, 2017)

- Conditional commitments will not be issued for mortgage insurance applications submitted via delegated (ArchMIConnect[®], United Guaranty’s MI Guide[®], EDI connection, or LOS). All pertinent data must be transmitted in order for a commitment to be issued.
- For full-file submissions, conditional commitments may be issued for various reasons when material information or documentation is missing. Conditional commitments are most commonly issued because of missing information or documentation relating to the collateral, sales agreement, or appraisal.
 - For files containing conditional commitments issued for a sales agreement or appraisal, the terms for continued eligibility for mortgage insurance depend on the property acceptability.
 - If any condition received is materially different from the information presented on the original application, continued eligibility for mortgage insurance will be based on the underwriting requirements in effect at the time the condition is received.

1.04.02.02 Terms (March 1, 2017)

- 60 days, regardless of the construction status of the property.

1.04.02.03 Extensions (March 1, 2017)

- Extensions to conditional commitments are not allowed.

³ Available for loans submitted under a United Guaranty Master Policy only.

2. Underwriting Requirements for Loans Underwritten with Desktop Underwriter[®] (DU[®]) or Loan Product AdvisorSM – EZ Decisioning and SwiftClose

The underwriting requirements in this section apply to both Arch Mortgage Insurance Company's **EZ DecisioningSM** program and United Guaranty's **SwiftCloseSM** program.

Loans receiving one of the valid DU or Loan Product Advisor recommendations listed below are eligible for mortgage insurance when they meet the underwriting requirements outlined in this section. **Loans that meet all the requirements of this section may be submitted either delegated or full file** (see [section 1.03](#) for details).

- DU Approve/Eligible or Loan Product Advisor Accept/Eligible.
- DU Approve/Ineligible or Loan Product Advisor Accept/Ineligible where the ineligibility is due to the following reasons **only**:
 - LTV for a 1-unit primary residence with an LTV 95.01% to 97%.
 - LTV for a second home with an LTV 85.01% to 90%.
 - ARM plan/type. The ARM must have an initial fixed-rate period ≥ 5 years **and** all ARM requirements in [section 3.07.01](#) of the Manual must be met.

Note: Loans with an Approve/Ineligible or Accept/Ineligible recommendation are not allowed for loans with non-traditional credit or for which the subject property is a manufactured home.

Arch MI does not approve loans for mortgage insurance based **solely** on the Agency automated underwriting system (AUS) decision. When underwriting to the DU or Loan Product Advisor recommendation, the lender should perform prudent underwriting and risk assessment on each loan, reviewing all loan documentation to detect any potential red flags or inconsistent information which must be addressed. When the loan is submitted full file, Arch MI's underwriters will also underwrite the loan file in this manner.

Loans that **do not** have one of the recommendations listed above or **do not** meet the requirements detailed in this section must meet all Standard Underwriting Requirements in [section 3](#).

2.01 LTV/Loan Amount/Credit Score/DTI Requirements (March 1, 2017)

The following underwriting requirements represent general eligibility limits, used in combination with Arch MI's automated risk evaluation to determine MI eligibility for each loan. Layering of risk attributes may affect the eligibility of loans meeting the general requirements below; this layering will be evaluated when you request your MI rate quote and/or when you submit your loan for MI.

Eligible Loan Types	Fixed-Rate/Fixed-Payment, ARMs, and Buydowns						
	Occupancy	Transaction Type	Property Type	Maximum		Maximum Loan Amount	Minimum Credit Score ²
LTV				CLTV			
Primary Residence	Purchase & Rate/Term Refinance	1-unit, SFD/SFA, ³ Condos, Co-ops ³	97%	105% ¹	\$424,100	620	50%
			95%	100% ¹	\$424,101–\$636,150		
		Manufactured Homes ⁴	95%	95%	\$424,100		
		2-Units	95%	100% ¹	\$636,150		
Second Home	Purchase & Rate/Term Refinance	1-unit, SFD/SFA, ³ Condos, Co-ops ³	90%	90%	\$636,150		
Investment Property	Purchase & Rate/Term Refinance	1-unit, SFD/SFA, ³ Condos, Co-ops ³	85%	85%	\$636,150	680	

¹ When the CLTV is greater than the maximum LTV, the subordinate financing must meet Fannie Mae's Community Seconds[®] or Freddie Mac's Affordable Seconds[®] requirements. The loan must be identified as an Affordable Housing loan within the MI submission.

² Non-traditional credit is allowed with a DU Approve/Eligible recommendation when the loan meets all Fannie Mae DU requirements. The loan must be submitted full file. For loans submitted under a United Guaranty Master Policy, borrowers using non-traditional credit are ineligible when the lender submitting the MI application is located in NY, SD, WA, or TX. In addition, they are ineligible when the property is located in NY. These limitations do not apply to loans submitted under an Arch Mortgage Insurance Company Master Policy.

³ For loans submitted under an Arch Mortgage Insurance Company Master Policy, co-op eligibility is limited to CT, DC, IL, MA, MD, NH, NJ, NY, and VA. These limitations do not apply to loans submitted under a United Guaranty Master Policy.

⁴ Manufactured homes are not allowed with an Approve/Ineligible or Accept/Ineligible recommendation.

2.02 Additional Underwriting Requirements (March 1, 2017)

Category	Underwriting Requirement (March 1, 2017)
DU & Loan Product Advisor Response	<p>The final, valid DU Findings or Loan Product Advisor Feedback must be included in the loan file.</p> <ul style="list-style-type: none"> ▪ The loan must close according to the terms and conditions of the DU Findings or Loan Product Advisor Feedback. ▪ The DU or Loan Product Advisor recommendation must be based on accurate data from the lender. The Agency's resubmission tolerances are permitted for determining whether DU or Loan Product Advisor must be rerun; however, all data supplied to Arch MI must be the final, accurate data. ▪ The DU or Loan Product Advisor recommendation must be based on the Agency's published requirements.⁴ Agency variances or waivers issued to a lender are ineligible without prior approval by Arch MI. <p>DU and Loan Product Advisor are not capable of evaluating certain aspects of the loan file. For those aspects unable to be evaluated by DU or Loan Product Advisor, the lender is responsible to ensure the Agency's standard requirements, as listed in its Selling Guide, are met. Some examples of items not able to be evaluated by DU or Loan Product Advisor are listed below (not all inclusive):</p> <ul style="list-style-type: none"> ▪ Appraisal, property, occupancy intent, employment, income stability and continuance, large asset deposits, and reserves for specific scenarios.
Appraisal	<ul style="list-style-type: none"> ▪ Lenders exercising their delegated authority are responsible for assessing the validity and accuracy of the appraisal report and ensuring the value is supported prior to delegation, including but not limited to, adequacy of the comparables, property condition, market value, and appraised value. This is regardless of any AUS response on the transaction. Numerous tools are available to lenders in the marketplace to assist in this assessment and Arch MI encourages their use. This is particularly important during times of market volatility or fluctuations, especially if there are any indications the subject property and/or comparable properties are located in an area of soft and/or declining property values.
Documentation	<ul style="list-style-type: none"> ▪ A full Uniform Residential Appraisal Report (URAR), with interior and exterior inspections, is required, unless: <ul style="list-style-type: none"> ▪ A Property Inspection Waiver (PIW) is offered by DU and exercised by the lender for a 1-unit primary residence or second home with a maximum 90% LTV. <ul style="list-style-type: none"> ▪ When a PIW is exercised by the lender, the property value entered in DU will be used. All Fannie Mae PIW requirements must be met. ▪ If an appraisal is obtained by the lender, the property value and all other information from the appraisal must be used, regardless of whether a PIW is offered and exercised.
Ineligible	<p>Borrower:</p> <ul style="list-style-type: none"> ▪ All borrowers without a Social Security number (SSN) are ineligible. ▪ Borrowers who already have the maximum number of loans insured with Arch MI (see section 3.09.01.03) are ineligible. <p>Credit:</p> <ul style="list-style-type: none"> ▪ A borrower on a loan for which Arch MI paid a claim. <p>Loan Type:</p> <ul style="list-style-type: none"> ▪ Balloon mortgages. ▪ Interest-only loans. ▪ Loans with potential or scheduled negative amortization. <p>Property:</p> <ul style="list-style-type: none"> ▪ 3-4 unit primary residences. ▪ Single-wide manufactured homes. ▪ Any property type ineligible for sale to the Agencies. ▪ Property located outside the 50 United States and the District of Columbia (including Puerto Rico, Guam, and the Virgin Islands). <p>Transaction:</p> <ul style="list-style-type: none"> ▪ Construction-to-Permanent loans and Renovation Mortgages when the property is a manufactured home. ▪ Cash-out refinance. ▪ Fannie Mae DU Refi Plus and Freddie Mac Relief Refinance Mortgage loans. ▪ Seasoned loans (see section 3.08.06 for definition).

⁴ Fannie Mae and Freddie Mac published guidelines are defined as guidelines outlined in the Agency Selling Guides available to all lenders without the need for a lender variance or amendment to lender's Master Agreement.

Category	Underwriting Requirement (March 1, 2017)
Other	<ul style="list-style-type: none">▪ Commitment/Certificate – See section 1.04 for requirements.▪ Financed MI – See section 3.03.02 for financed MI requirements.▪ Age of Documentation – See section 3.05.01 for requirements.▪ Affordable Housing – See section 3.06.02 for definition and identification requirements.▪ Construction-to-Permanent loans and Renovation Mortgages – See section 3.08.02.01 and section 3.08.03.01 for insurance activation options.▪ Corporate Relocation Loans – See section 3.08.04 for the definition and documentation requirements.▪ Third-Party Originations (TPO) – See section 3.08.05 for TPO and Broker TPO definitions.

For items not addressed in this section, the Agency requirement applies.

See section 3.01, [General Underwriting Requirements](#), for more information.

See section 3.03, [Loan Amount/LTV/Credit Score/DTI Requirements](#), for additional requirements that may apply.

3. Standard Underwriting Requirements

The underwriting requirements in this section apply to all manually underwritten loans **and** any loan underwritten with DU or Loan Product Advisor that does not meet the underwriting requirements detailed in [section 2](#). **The requirements in this section apply to both full-file and delegated submissions.** Most of the requirements for full file and delegated are the same; however, when they differ it will be clearly identified. When a loan does not meet the requirements of this section, but you believe it is an acceptable risk, submit the loan full file and we will evaluate the overall risk of the loan to determine its eligibility for insurance (unless the requirement not met is listed in the [Ineligibility Matrix](#)).

3.01 General Underwriting Requirements (March 1, 2017)

Arch MI uses a combination of its own specific underwriting requirements and the underwriting requirements of Fannie Mae and Freddie Mac (the Agencies). The information below describes how Arch MI's underwriting requirements work in combination with the Agencies' requirements.

- All Arch MI underwriting requirements listed in section 3 apply, regardless of the Agency requirements for manually or DU/Loan Product Advisor underwritten loans.
- When Arch MI's requirement in section 3 is more liberal than an Agency's requirement, the lender may choose to use the Agency's requirement in lieu of Arch MI's.
- When an item is not specifically addressed within section 3, it means that Arch MI aligns with the Agencies' published⁵ underwriting requirements for that item as follows (see [Fannie Mae Selling Guide](#) and/or [Freddie Mac Seller/Servicing Guide](#)):
 - Arch MI aligns with the Agencies' AUS underwriting requirements when the loan is underwritten by DU or Loan Product Advisor.
 - Arch MI aligns with the Agencies' manual underwriting requirements when the loan is a manual underwrite (not underwritten by DU or Loan Product Advisor).
 - If the loan is a manual underwrite and is not being sold to Fannie Mae or Freddie Mac, either of the Agency underwriting requirements may be used.
 - When we align with the Agencies' requirements, a loan may use a combination of Fannie Mae and Freddie Mac requirements, regardless of whether the loan was underwritten with DU or Loan Product Advisor, or manually.
 - If the loan **does not** meet Arch MI requirements or the Agency requirements we align with, or includes items not addressed by either Arch MI or the Agencies, a full-file submission to Arch MI is required for consideration.
 - Lender programs containing underwriting requirements that do not meet Arch MI's requirements or the Agency requirements we align with require approval by Arch MI prior to submitting loans for mortgage insurance. **This includes underwriting requirements received through an Agency variance.**

⁵ Fannie Mae and Freddie Mac published guidelines are defined as guidelines outlined in the Agency Selling Guide available to all lenders without the need for a lender variance or amendment to lender's Master Agreement.

For items not addressed in this section, the Agency requirement applies.

See section 3.01, [General Underwriting Requirements](#), for more information.

See section 3.03, [Loan Amount/LTV/Credit Score/DTI Requirements](#), for additional requirements that may apply.

3.02 Agency AUS Additional Underwriting Requirements (March 1, 2017)

3.02.01 Unacceptable DU and Loan Product Advisor Recommendations (March 1, 2017)

Loans receiving one of the following DU or Loan Product Advisor recommendations are **ineligible** for delegated submissions. They will be considered on a loan-by-loan basis when submitted full file.

- DU Refer with Caution.
- Loan Product Advisor Caution 500 A-minus Eligible.
- Loan Product Advisor Caution.

For loans that have been underwritten by both DU and Loan Product Advisor and receive an “unacceptable” recommendation from one and an “acceptable” recommendation from the other, Arch MI will use the “acceptable” recommendation for underwriting.

3.02.02 DU and Loan Product Advisor Tolerances (March 1, 2017)

DU and Loan Product Advisor allow specific data tolerances for debt-to-income (DTI) ratios, assets, reserves, etc. For requirements within [section 3](#) of this Manual that are dependent on the DU/Loan Product Advisor decision (such as documentation requirements and reserves), the Agencies’ resubmission tolerances are permitted for determining whether DU or Loan Product Advisor must be rerun; however, all data supplied to Arch MI must be the final accurate data.

3.03 LTV/Loan Amount/Credit Score/DTI Requirements (March 1, 2017)

Please see the applicable sections in the Manual for additional information.

The following LTV/Loan Amount/Credit Score/DTI underwriting requirements represent general eligibility limits, used in combination with Arch MI’s automated risk evaluation to determine MI eligibility for each loan. Layering of risk attributes may affect the eligibility of loans meeting the general requirements below; this layering will be evaluated when you request your MI rate quote and/or when you submit your loan for MI.

Loans will be given consideration by Arch MI when the DTI ratio and/or credit score requirements indicated in the Manual are not met, provided:

- The DTI does not exceed the maximum DTI by more than 5 percentage points.
- The representative credit score for the loan is no more than 10 points below the required credit score and is not lower than 620.
- All other Arch MI underwriting requirements and the Agency requirements we align with are met.
- In some cases, a full-file submission may be required.

For items not addressed in this section, the Agency requirement applies.

See section 3.01, [General Underwriting Requirements](#), for more information.

See section 3.03, [Loan Amount/LTV/Credit Score/DTI Requirements](#), for additional requirements that may apply.

3.03.01 Full-File and Delegated Submissions (March 1, 2017)

Occupancy	Transaction Type	Property Type	Maximum		Maximum Loan Amount	Minimum Credit Score	Maximum DTI
			LTV	CLTV ¹			
Loan Amounts up to \$850,000							
Primary Residence	Purchase & Rate/Term Refinance	1-unit, SFD/SFA, Condos, Co-ops ³	97%	105% ²	\$424,100	620	45%
			97%	97% ⁴	\$424,101– \$850,000 ⁵	620	
			95%	100% ²	\$424,101– \$636,150	620	
		Manufactured Homes ⁶	90%	90%	\$424,100	680	
		2-Units	95%	100% ²	\$636,150	660	
		3–4 Units	90%	90% ⁴	\$636,150	660	
	Cash-out Refinance	1-unit, SFD/SFA, Condos, Co-ops ³	95%	95% ⁴	\$636,150	660	
Second Home	Purchase & Rate/Term Refinance	1-unit, SFD/SFA, Condos, Co-ops ³	90%	90% ⁴	\$636,150	660	
					\$636,151– \$850,000 ⁵	720	
Investment	Purchase & Rate/Term Refinance	1-unit, SFD/SFA, Condos, Co-ops ³	85%	85% ⁴	\$636,150	680	
Loan Amounts \$850,001 – \$1,500,000⁷							
Primary Residence (Delegated)	Purchase & Rate/Term Refinance	1-Unit, SFD/SFA, Condos	85%	85% ⁴	\$850,001– \$1,000,000 ⁸	740 ⁹	41% ⁹
Primary Residence (Full File)	Purchase & Rate/Term Refinance	1-Unit, SFD/SFA, Condos	90%	90% ⁴	\$850,001– \$1,000,000 ⁸	720 ⁹	43% ⁹
		1-Unit, SFD/SFA	85%	85% ⁴	\$1,000,001– \$1,500,000 ⁸	740 ⁹	41% ⁹
¹ Subordinate financing requirements in section 3.03.03 must be met. ² When the CLTV is greater than the maximum LTV, the subordinate financing must meet Fannie Mae's Community Seconds [®] or Freddie Mac's Affordable Seconds [®] requirements. The loan must be identified as an Affordable Housing loan within the MI submission. ³ For loans submitted under an Arch Mortgage Insurance Company Master Policy, co-op eligibility is limited to CT, DC, IL, MA, MD, NH, NJ, NY, and VA. These limitations do not apply to loans submitted under a United Guaranty Master Policy. ⁴ New subordinate financing is ineligible . ⁵ See section 3.06.01.01 for additional underwriting requirements for loan amounts \$636,151 to \$850,000. ⁶ See section 3.14.04 for specific requirements for Manufactured Home eligibility. ⁷ ARMs <5 years, temporary buydowns, balloon mortgages, and biweekly mortgages are ineligible . ⁸ See section 3.06.01.02 for additional underwriting requirements for these loan amounts. ⁹ The credit score and DTI variances described in section 3.03 above do not apply.							

For items not addressed in this section, the Agency requirement applies.

See section 3.01, [General Underwriting Requirements](#), for more information.

See section 3.03, [Loan Amount/LTV/Credit Score/DTI Requirements](#), for additional requirements that may apply.

3.03.02 Financed MI (March 1, 2017)

The underwriting requirements for a loan with financed MI are determined using the base LTV and base loan amount (the LTV and loan amount before the financed MI is added to the loan amount).

- The base LTV (before financed MI) cannot exceed the applicable maximum LTV for the transaction.
- The total LTV, including subordinate financing and the financed MI, cannot exceed 103%.
- The base loan amount (before financed MI) cannot exceed the applicable maximum loan amount for the transaction.

3.03.03 Subordinate Financing and CLTV (March 1, 2017)

3.03.03.01 New Subordinate Financing (March 1, 2017)

Transactions with new subordinate financing are **eligible** for insurance when meeting all of the following requirements. **Other than DTI ratio, no exceptions to these requirements are allowed, including the credit score. The DTI ratio variance of 5 percentage points addressed in section 3.03 may be considered.**

- **LTV/Loan Amount/Credit Score/DTI Requirements:**

Occupancy	Transaction Type	Property Type	Maximum		Maximum Loan Amount	Minimum Credit Score	Maximum DTI
			LTV	CLTV ¹			
Primary Residence (only)	Purchase & Rate/Term Refinance	1-unit, SFD/SFA, Condos, Co-ops	97%	105%	\$424,100	620	45%
			95%	100%	\$424,101-\$636,150	620	
		Manufactured Homes	90%	90%	\$424,100	680	
		2-Units	95%	100%	\$636,150	660	

¹ When the CLTV is greater than the maximum LTV, the subordinate financing must meet Fannie Mae's Community Seconds[®] or Freddie Mac's Affordable Seconds[®] requirements. The loan must be identified as an Affordable Housing loan within the MI submission.

- **Ineligible:**
 - Cash-out refinance loans.
 - Balloon mortgages.
 - Construction-to-permanent loans.

For items not addressed in this section, the Agency requirement applies.

See section 3.01, [General Underwriting Requirements](#), for more information.

See section 3.03, [Loan Amount/LTV/Credit Score/DTI Requirements](#), for additional requirements that may apply.

3.03.03.02 Existing Subordinate Financing (March 1, 2017)

3.03.03.02.01 Rate/Term Refinance (March 1, 2017)

For a rate/term refinance transaction, the existing subordinate financing may be re-subordinated. The CLTV **cannot** exceed the maximum LTV per the transaction type per the grid in [section 3.03.01](#) unless the subordinate financing meets Fannie Mae's Community Seconds[®] or Freddie Mac's Affordable Seconds[®] requirements.

The following requirements apply when the subordinate financing meets Fannie Mae's Community Seconds[®] or Freddie Mac's Affordable Seconds[®] requirements. **Other than DTI ratio, no exceptions to these requirements are allowed, including the credit score. The DTI ratio variance of 5 percentage points addressed in [section 3.03](#) may be considered.**

- **LTV/Loan Amount/Credit Score/DTI Requirements:**

Occupancy	Transaction Type	Property Type	Maximum		Maximum Loan Amount	Minimum Credit Score	Maximum DTI
			LTV	CLTV ¹			
Primary Residence (only)	Rate/Term Refinance (only)	1-unit, SFD/SFA, Condos, Co-ops	97%	105%	\$424,100	620	45%
			95%	100%	\$424,101-\$636,150	620	
		2-Units	95%	100%	\$636,150	660	

¹ Subordinate financing must meet Fannie Mae's Community Seconds[®] or Freddie Mac's Affordable Seconds[®] requirements. The loan must be identified as an Affordable Housing loan within the MI submission.

- The loan must be identified as an Affordable Housing loan within the MI submission.
- **Ineligible:**
 - Balloon mortgages.
 - Construction-to-permanent loans.
 - Manufactured homes.

3.03.03.02.02 Cash-Out Refinance (March 1, 2017)

For cash-out refinance transactions, the existing subordinate financing may be re-subordinated. The CLTV may never exceed the maximum LTV per the transaction type (see [section 3.03.01](#)).

For items not addressed in this section, the Agency requirement applies.

See section 3.01, [General Underwriting Requirements](#), for more information.

See section 3.03, [Loan Amount/LTV/Credit Score/DTI Requirements](#), for additional requirements that may apply.

3.03.04.03 CLTV – Definition (March 1, 2017)

The following is Arch MI's definition of CLTV:

- CLTV is the equivalent of all other acronyms (i.e., HCLTV, TLTV, etc.) used to describe the ratio of the combined loan amounts for the first-lien and subordinate lien(s) secured by the subject property, whether drawn or not, to the lesser of the sales price or appraised value.
- Example: A property is being refinanced with an appraised value of \$140,000. The borrower obtains a first-lien mortgage of \$120,000, and an existing Home Equity Line of Credit with an available line of \$10,000 and a balance of \$5,000 is re-subordinated.

Determining the CLTV:	
First lien	\$ 120,000
Plus total available line from Home Equity Line of Credit	+ 10,000
Total liens secured by the subject property	\$ 130,000
CLTV = ($\$130,000 \div \$140,000$)	92.86%

For items not addressed in this section, the Agency requirement applies.

See section 3.01, [General Underwriting Requirements](#), for more information.

See section 3.03, [Loan Amount/LTV/Credit Score/DTI Requirements](#), for additional requirements that may apply.

3.04 Ineligibility Matrix (March 1, 2017)

The following are **ineligible** for insurance with Arch MI. Please see the individual sections of the Manual for additional information:

Category	Ineligible Item (March 1, 2017)
Amortization	<ul style="list-style-type: none"> ▪ Interest-only loans. ▪ Loans featuring negative amortization (potential or scheduled).
Appraisal/Property	<ul style="list-style-type: none"> ▪ Single-wide manufactured homes. ▪ Any property type ineligible for sale to the Agencies. ▪ Properties located outside the 50 states and the District of Columbia (including Puerto Rico, Guam, and the Virgin Islands). ▪ Property with a Condition Rating of C5, C6, Fair, or Poor; when the appraisal is not made subject to the repairs which would improve the property to an acceptable rating. ▪ Property with a Quality Rating of Q6 indicated on the appraisal.
Assets	<ul style="list-style-type: none"> ▪ 3–4 unit or investment properties for which funds for the transaction are coming from a source other than the borrower's own funds. ▪ Cash on hand. ▪ Sweat equity.
Borrower	<ul style="list-style-type: none"> ▪ Borrowers without a Social Security number (SSN). ▪ Borrowers with an individual tax identification number (ITIN). ▪ Borrowers that are corporations, partnerships, syndications, or irrevocable trusts.
Credit	<ul style="list-style-type: none"> ▪ Credit scores lower than 620. ▪ A borrower who was a debtor on a loan for which Arch MI paid a claim. ▪ A loan in which all borrowers are unable to document established credit (via traditional or non-traditional credit requirements).
Credit Report	<ul style="list-style-type: none"> ▪ Foreign credit reports.
Debt-to-Income Ratio	<ul style="list-style-type: none"> ▪ Debt-to-income ratios greater than 50%.
Documentation	<ul style="list-style-type: none"> ▪ Limited documentation loans (loans in which income, employment, and/or assets are not verified). ▪ Streamlined refinance or purchase transactions.
Income	<ul style="list-style-type: none"> ▪ Rental income from the subject second home.
Interested-Party Contribution – Payment Abatements	<ul style="list-style-type: none"> ▪ Loans with payment abatements of any type are ineligible for insurance. ▪ Note: The payment of up to 12 months of HOA fees is not considered an abatement and is an acceptable financing concession.
Loan Amount	<ul style="list-style-type: none"> ▪ Loan amounts higher than \$1,500,000.
Loan-to-Value (LTV)	<ul style="list-style-type: none"> ▪ LTV ratios higher than 97%.
Transaction	<ul style="list-style-type: none"> ▪ Construction-only loans. ▪ Seasoned loans (see the Seasoned Loans section).

For items not addressed in this section, the Agency requirement applies.

See section 3.01, [General Underwriting Requirements](#), for more information.

See section 3.03, [Loan Amount/LTV/Credit Score/DTI Requirements](#), for additional requirements that may apply.

3.05 Documentation Requirements (March 1, 2017)

3.05.01 Age of Documentation (March 1, 2017)

- **Appraisal:**
 - A recertification of value is required if the appraisal is more than 120 days old on the Note date.
 - The recertification of value must be no more than 120 days old on the Note date.
 - A new, full URAR with interior/exterior inspection is required if recertification of value indicates a decline in the property value since the original appraisal.
 - Full-file MI submissions must have a recertification of value dated within 120 days included in the loan file documentation if the appraisal is older than 120 days at the time of MI submission.
 - The appraisal cannot be more than 12 months' old on the Note date. Recertification of value is not acceptable for appraisals older than 12 months; a new, full URAR with interior/exterior inspection is required.
- **Credit documents:**
 - Credit documents include credit reports and employment, income, and asset documentation. For all mortgage loans (existing and new construction), the credit documents must be no more than 120 days old on the Note date.
 - When consecutive credit documents are in the loan file, the most recent document is used to determine whether it meets the age requirement. For example, when two consecutive monthly bank statements are used to verify a depository asset, the date of the most recent statement must be no more than 120 days old on the Note date.
 - If the credit documents are older than allowed, the lender must update them.

3.05.02 Required Documentation (March 1, 2017)

Arch MI requires documentation to verify the following:

- The loan transaction.
- The AUS findings/feedback report.
- The borrower's credit history.
- The value of the property.
- The terms of the sale (purchase transaction only).
- The borrower's employment and income.
- The borrower's assets and equity.

For items not addressed in this section, the Agency requirement applies.

See section 3.01, [General Underwriting Requirements](#), for more information.

See section 3.03, [Loan Amount/LTV/Credit Score/DTI Requirements](#), for additional requirements that may apply.

3.05.03 Documentation Requirements for All Loans (Manually or Agency AUS Underwritten) (March 1, 2017)

(Also see [Additional Requirements for AUS Agency Underwritten Loans](#) below.)

- **Appraisal:**
 - A full Uniform Residential Appraisal Report (URAR), with interior and exterior inspections, is required, unless:
 - A Property Inspection Waiver (PIW) is offered by DU and exercised by the lender for a 1-unit primary residence or second home with a maximum 90% LTV.
 - When a PIW is exercised by the lender, the property value entered in DU will be used. All Fannie Mae PIW requirements must be met.
 - If an appraisal is obtained by the lender, the property value and all other information from the appraisal must be used, regardless of whether a PIW is offered and exercised.
 - All other valuation methods are **ineligible**.
 - For loan amounts \$1,000,001 to \$1,500,000, a third-party field review appraisal is also required.
 - Appraisals originally prepared for FHA financing will be accepted subject to the following:
 - The appraisal must be completed on a standard Fannie Mae or Freddie Mac appraisal form.
 - When the appraisal is completed subject to repairs and/or alterations, Arch MI will require that all repairs and alterations are completed.
- **Verification of Employment/Income:**
 - For loan amounts \$636,151 to \$1,500,000, the Agencies' manual documentation requirements for income must be followed.
 - If the loan amount is \$850,001 to \$1,500,000 **and** a VOE is used to document the income, it must be accompanied with a current paystub.
 - Executed employment contracts, confirmation letters, and offer letters:
 - Executed employment contracts, confirmation letters, or offer letters may be used as verification of employment and income when the requirements below are met. Confirmation or offer letters are generally used when the employer does not use a contract when hiring a new employee; they provide confirmation of the terms of employment and acceptance by the borrower.
 - The contract, confirmation letter, or offer letter must provide the employment and income information required when using the standard forms of employment/income verification (e.g., start date, position, or salary).
 - The contract, confirmation letter, or offer letter must be accepted by the borrower.
 - The lender must obtain a Verbal VOE verifying the authenticity of the contract or confirmation letter.
 - For borrowers scheduled to start their new employment prior to closing, the lender must verify with the employer that the borrower has started.
 - For borrowers starting their new employment post-closing, the loan must meet one of the following:
 - Freddie Mac's post-close employment requirements in section 5303.2(e) of its [Seller/Servicing Guide](#).
 - Arch MI's Medical and Dental Professionals program requirements (see [section 3.06.03](#)).

For items not addressed in this section, the Agency requirement applies.

See section 3.01, [General Underwriting Requirements](#), for more information.

See section 3.03, [Loan Amount/LTV/Credit Score/DTI Requirements](#), for additional requirements that may apply.

- IRS transcripts:
 - IRS transcripts are not required; however, when a lender has acquired the IRS transcripts, a copy of the transcripts must be provided in the following circumstances:
 - If a loan submitted via delegated is subsequently submitted full file to Arch MI for underwriting.
 - Arch MI requests a copy of the loan file for quality assurance purposes.
 - Any discrepancy between the loan file income documentation and the transcript information must be appropriately explained and documented. If the transcripts do not support the income documentation provided, and the discrepancies cannot be adequately explained and documented, the loan is **ineligible** for mortgage insurance. The IRS transcript(s) and any subsequent explanation or documentation of discrepancies must be permanently retained in the lender's loan file.
- **Verification of Assets:**
 - For loan amounts \$636,151 to \$1,500,000, the Agencies' manual documentation requirements for assets must be followed.
 - If the loan amount is \$850,001 to \$1,500,000 **and** a VOD is used to document the assets, it must be accompanied with one month's bank statement.
- **Sales Contract/Offer to Purchase and Addenda:**
 - Final, signed copies of the contract/offer and addenda are required.

3.05.04 Additional Documentation Requirements for Agency AUS Underwritten Loans (March 1, 2017)

In addition to the documentation requirements above, the following requirements apply when DU/Loan Product Advisor underwriting is used for the final underwriting decision.

- **All Agency AUS–Underwritten Loans:**
 - Documentation efficiencies granted by DU or Loan Product Advisor for loans receiving an “Ineligible” purchase decision:
 - Allowed when the only reason for the ineligible purchase decision is the absence of first-time home buyers on the loan.
 - Are not accepted when the loan receives an ineligible purchase decision for any other reason. Documentation requirements for a manual underwrite apply.
 - A minimum one month's bank statement is required when Arch MI requires reserves and reserves are not being required by DU or Loan Product Advisor.
- Fannie Mae Refi PlusTM, DU[®] Refi PlusTM, or Freddie Mac Relief Refinance MortgageSM loans submitted for new insurance as a rate/term refinance must follow the manual underwriting documentation requirements. (When Arch MI insures the existing loan it is recommended these loans be submitted via Arch MI's HARP program.)

For items not addressed in this section, the Agency requirement applies.

See section 3.01, [General Underwriting Requirements](#), for more information.

See section 3.03, [Loan Amount/LTV/Credit Score/DTI Requirements](#), for additional requirements that may apply.

3.06 Products and Programs (March 1, 2017)

3.06.01 Jumbo Loans (March 1, 2017)

3.06.01.01 Loan Amounts \$636,151–\$850,000 (March 1, 2017)

In addition to the underwriting requirements outlined elsewhere in this Manual, the following requirements apply to loan amounts of \$636,151 to \$850,000.

- **LTV/Loan Amount/Credit Score/DTI Requirements:**

Eligible Loan Types	Fixed-Rate/Fixed-Payment, ARMs, Temporary Buydowns, and Balloons						
Occupancy	Transaction Type	Property Type	Maximum		Loan Amount	Minimum Credit Score	Maximum DTI
			LTV	CLTV ^{1,2}			
Primary Residence	Purchase & Rate/Term Refinance	1-unit, SFD/SFA, Condos, Co-ops ³	97%	97%	\$636,151–\$850,000	620	45%
Second Home			90%	90%		720	
¹ New subordinate financing is ineligible . ² Existing subordinate financing requirements in section 3.03.03.02 must be met. ³ For loans submitted under an Arch Mortgage Insurance Company Master Policy, co-op eligibility is limited to CT, DC, IL, MA, MD, NH, NJ, NY, and VA. These limitations do not apply to loans submitted under a United Guaranty Master Policy.							

- All borrowers must have a credit score.
- For purchase transactions, six months' reserves are required.
- For rate/term refinance transactions, no reserves are required.
- The Fannie Mae/Freddie Mac manual underwriting documentation requirements for income and assets must be followed.
- Maximum interested-party contribution: 3%.
- The following are **ineligible**:
 - Manufactured homes.
 - Non-permanent resident aliens.

For items not addressed in this section, the Agency requirement applies.

See section 3.01, [General Underwriting Requirements](#), for more information.

See section 3.03, [Loan Amount/LTV/Credit Score/DTI Requirements](#), for additional requirements that may apply.

3.06.01.02 Loan Amounts \$850,001–\$1,500,000 (March 1, 2017)

In addition to the underwriting requirements outlined elsewhere in this Manual, the following requirements apply to loan amounts of \$850,001 to \$1,500,000.

- **LTV/Loan Amount/Credit Score/DTI Requirements:**

Eligible Loan Types	Fixed-Rate/Fixed-Payment and ARMs \geq 5 yrs							
	Occupancy	Transaction Type	Property Type	Maximum		Loan Amount	Minimum Credit Score	Maximum DTI
LTV				CLTV ^{1,2}				
Primary Residence (Delegated)	Purchase & Rate/Term Refinance	1-Unit, SFD/SFA, Condos	85%	85%	\$850,001-\$1,000,000	740 ³	41% ³	12 mo
Primary Residence (Full File)	Purchase & Rate/Term Refinance	1-Unit, SFD/SFA, Condos	90%	90%	\$850,001–\$1,000,000	720 ³	43% ³	12 mo
		1-Unit, SFD/SFA	85%	85%	\$1,000,001-\$1,500,000	740 ³	41% ³	24 mo

¹ New subordinate financing is **ineligible**.
² Existing subordinate financing requirements in [section 3.03.03.02](#) must be met.
³ The credit score and DTI variances addressed in [section 3.03](#) do not apply.

- **Loan Type:**
 - **Ineligible:** ARMs with initial fixed rate periods <5 years, buydowns, balloon mortgages, and biweekly mortgages.
- **Documentation:**
 - A full Uniform Residential Appraisal Report (URAR), with interior and exterior inspections, **and** a third-party field review appraisal are required (the field review applies to loan amounts >\$1,000,000).
 - The Agencies' manual underwriting documentation requirements for income and assets must be followed. In addition:
 - If a VOE is used to document income, it must be accompanied with a current paystub.
 - If a VOD is used to document assets, it must be accompanied with one month's bank statement.
- **Credit:**
 - All borrowers must have a credit score.
 - If the borrower has a previous housing history (mortgage or rent), the most recent 12 months' history must be documented with no late payments. If the history is shorter than 12 months, the entire history must be documented.
 - Foreclosures, deeds-in-lieu of foreclosure, pre-foreclosure sales (short sales), mortgage debt discharged through bankruptcy, and charged-off mortgages require 7 years' seasoning from the completion date, and satisfactory re-established credit must be verified.
 - Bankruptcies require 7 years' seasoning from the discharge or dismissal date, and satisfactory re-established credit must be verified.
 - Previously restructured mortgages (as defined in [section 3.12.04.01](#)) require 7 years' seasoning from the restructure date, and satisfactory re-established credit must be verified.

For items not addressed in this section, the Agency requirement applies.

See section 3.01, [General Underwriting Requirements](#), for more information.

See section 3.03, [Loan Amount/LTV/Credit Score/DTI Requirements](#), for additional requirements that may apply.

- 4 years' seasoning required from the completion date of credit counseling due to derogatory credit.
- Open judgments, garnishments, and all outstanding liens (including tax liens), must be paid off at or prior to closing.
- Borrowers with collections and charge-offs of non-mortgage accounts are considered on a case-by-case basis.
- A refinance that includes the restructure of the current mortgage loan (as defined in [section 3.12.04.01](#)) is **ineligible**.
- **Assets:**
 - All funds must come from the borrower's own funds. Gifts/grants are **ineligible**.
 - Employer assistance programs and trade equity may not be used as a source of assets.
 - Maximum interested-party contribution: 3%.
- **Property:**
 - Maximum condominium investor concentration: 30% (for both established and new projects).
 - **Ineligible:**
 - Co-ops.
 - Manufactured homes.
 - Modular, panelized, and prefabricated homes.
 - Geodesic homes.
 - Group homes.
 - Log homes.
 - Properties flipped within 180 days that result in a price increase.
 - Properties with resale (deed) restrictions.
- **Borrower:**
 - **Ineligible:**
 - Non-occupant co-borrower/co-signer.
 - Non-permanent resident aliens.
- **Rate/Term Refinance LTV Calculation:**
 - For a rate/term refinance, when the property has been owned less than 12 months, the LTV is calculated using the lesser of the purchase price or appraised value (except when the property is located in New York, where the appraised value must be used). The 12 months is measured from the note date of the purchase to the application date of the refinance.
- **Transaction Type:**
 - **Ineligible:**
 - Construction-to-permanent loans.
 - Renovation mortgages.
 - The refinance of the permanent financing of construction-to-permanent loan where less than 12 months' fully amortizing payments have been made.
 - Installment land contracts.

For items not addressed in this section, the Agency requirement applies.

See section 3.01, [General Underwriting Requirements](#), for more information.

See section 3.03, [Loan Amount/LTV/Credit Score/DTI Requirements](#), for additional requirements that may apply.

3.06.02 Affordable Housing – Including Housing Finance Agency (HFA) Loans (March 1, 2017)

Affordable housing loans must meet all Arch MI underwriting requirements. We allow a higher combined loan-to-value ratio for 1–2 unit primary residences when the subordinate financing meets Fannie Mae's Community Seconds[®] or Freddie Mac's Affordable Seconds[®] requirements. See [section 3.03.03, Subordinate Financing](#), for complete requirements.

The following are considered affordable housing loans **and must be identified as such within the MI submission**:

- Fannie Mae HomeReady[®] loans.
- Freddie Mac Home Possible[®] Mortgage loans.
- HFA loans (first-lien mortgages originated under a state or local housing finance agency program).
The loan must be identified as an HFA loan within the MI submission.
- Other loan programs that include community assistance (grants, gifts, Community Seconds, or Affordable Seconds, etc.) for first-time home buyers or low- to moderate-income borrowers.
- Loans originated under a lender's Community Reinvestment Act (CRA) program.

3.06.03 Medical and Dental Professionals Program (March 1, 2017)

Borrowers who are currently practicing (or who will begin practicing within 60 days of closing) one of the eligible professions below and meet the subsequent requirements are eligible for the exclusion of deferred student loan payments from the DTI ratio calculation and/or employment to begin post-closing.

The following requirements do not apply when the deferred student loan payments are used in the DTI calculation and/or the borrower is starting employment prior to closing.

Other than DTI ratio or credit score variances indicated in the grid, **no exceptions** to the following requirements are allowed.

- **Eligible professions (medical professionals must hold one of the specific designations listed below):**
 - Medical resident.
 - Medical doctor (MD).
 - Doctor of Dental Science (DDS).
 - Doctor of Dental Medicine (DMD) and dental surgeons specializing in oral and maxillofacial surgery.
 - Doctor of Optometry (OD).
 - Doctor of Ophthalmology (MD).
 - Doctor of Podiatric Medicine (DPM).
 - Doctor of Osteopathy (DO).
 - Pharmacist (RPH).

Note: Borrowers not employed in one of the eligible professions and starting their employment post-close may be eligible under Freddie Mac's published post-close employment requirements with which we align. **Freddie Mac's published post-close employment requirements do not allow excluding deferred student loan payments from the DTI calculation.**

For items not addressed in this section, the Agency requirement applies.

See section 3.01, [General Underwriting Requirements](#), for more information.

See section 3.03, [Loan Amount/LTV/Credit Score/DTI Requirements](#), for additional requirements that may apply.

▪ **LTV/Loan Amount/Credit Score/DTI Requirements:**

Occupancy	Transaction Type	Property Type	Maximum LTV	Maximum Loan Amount	Minimum Credit Score	Maximum DTI
Primary Residence (only)	Purchase & Rate/Term Refinance	1-unit, SFD/SFA, Condos, Co-ops ³	97%	\$424,100	620	45% ¹
			90%	\$424,101–\$636,150		
			95%	\$424,101–\$636,150	700 ¹	
			90%	\$636,151–\$850,000 ²		
¹ The 5% DTI variance and 10 point credit score variance as addressed in section 3.03 are allowed. ² Construction-to-permanent loans are ineligible for loan amounts greater than \$636,150. ³ For loans submitted under an Arch Mortgage Insurance Company Master Policy, co-op eligibility is limited to CT, DC, IL, MA, MD, NH, NJ, NY, and VA. These limitations do not apply to loans submitted under a United Guaranty Master Policy.						

▪ **Student Loan Debt:**

Student loan debt belonging to the borrower with the eligible profession may be excluded from the DTI calculation with documentation to evidence deferment or forbearance for at least 12 months after the MI application date.

- **Medical resident only:** Medical residents with a minimum of 6 months' residency remaining may use the alternative documentation listed below as evidence the student loan will be in deferment for at least 12 months:
 - Letter from employer verifying the medical resident's start date, or
 - Letter from the employer verifying at least 6 months' residency remaining.

▪ **Post-Closing Employment Start Date:**

Employment for the borrower with the eligible profession may begin up to 60 days after loan closing when:

- Maximum 95% LTV.
- There is a non-contingent, fully executed (accepted) employment contract or offer letter documented in the loan file.
- There is a verbal VOE conducted to confirm authenticity of the employment documentation prior to closing.

▪ **Minimum Borrower Contribution:**

- 3% for loans up to \$636,150.
- 5% for loan amounts greater than \$636,150.
- Gifts/grants may be used to satisfy the minimum borrower contribution when all of the following are met:
 - Maximum \$636,150 loan amount.
 - Minimum 740 credit score.
 - Maximum 41% DTI.
 - Fixed-rate/fixed-payment or ARMs greater than 5 years only.

For items not addressed in this section, the Agency requirement applies.

See section 3.01, [General Underwriting Requirements](#), for more information.

See section 3.03, [Loan Amount/LTV/Credit Score/DTI Requirements](#), for additional requirements that may apply.

- **Reserves:**
 - 2 months for loan amounts up to \$636,150.
 - 6 months for loan amounts greater than \$636,150.
 - When employment begins **post-closing**, the following additional reserve requirement applies:
 - Reserves are required for each month after the Note date until employment begins.
- **Other Requirements:**
 - All borrowers must have a credit score.
 - Construction-to-permanent loans have a maximum \$636,150 loan amount.
 - All other Arch MI Standard Underwriting Requirements in section 3 of the Manual apply.
 - **Ineligible:**
 - DU and Loan Product Advisor documentation efficiencies. Manual documentation required.
 - Non-occupant borrowers.
 - Subordinate financing.
 - EZ DecisioningSM and SwiftCloseSM requirements.
 - Manufactured homes.

For items not addressed in this section, the Agency requirement applies.

See section 3.01, [General Underwriting Requirements](#), for more information.

See section 3.03, [Loan Amount/LTV/Credit Score/DTI Requirements](#), for additional requirements that may apply.

3.07 Loan Types (March 1, 2017)

3.07.01 Adjustable-Rate Mortgages (ARMs) (March 1, 2017)

3.07.01.01 Amortization Type (March 1, 2017)

- Only positively amortizing ARMs are eligible.
- Loans that allow for interest-only payments or negative amortization are **ineligible**.

3.07.01.02 Maximum Loan Amount (March 1, 2017)

- Full-file submissions:
 - ARM with an initial fixed-rate period of 5 years or longer: \$1,500,000.
 - ARM with an initial fixed-rate period of less than 5 years: \$850,000.
- Delegated submissions:
 - ARM with an initial fixed-rate period of 5 years or longer: \$1,000,000.
 - ARM with an initial fixed-rate period of less than 5 years: \$850,000.

3.07.01.03 Minimum Qualifying Rate (March 1, 2017)

- ARM with an initial fixed-rate period of 5 years or shorter: Note Rate plus 2%.
- ARM with an initial fixed-rate period greater than 5 years: Note Rate.

3.07.01.04 Maximum Caps (March 1, 2017)

An ARM cap is defined as the amount the interest rate may change in a specified period of time.

- Initial cap:
 - Maximum 1% for an ARM with initial fixed-rate period < 1 year.
 - Maximum 2% for an ARM with initial fixed-rate period from 1 year to < 3 years.
 - Maximum 3% for an ARM with initial fixed-rate period from 3 years to < 5 years.
 - Maximum 6% for an ARM with initial fixed-rate period 5 years or greater.
- Periodic cap:
 - Maximum 1% when the time period is < 1 year.
 - Maximum 2% when the time period is from 1 year to < 3 years.
 - Maximum 3% when the time period is from 3 years to < 5 years.
 - Maximum 6% when the time period is for 5 years or greater.
- Lifetime cap:
 - Maximum 6%.

3.07.01.05 Interest Rate Adjustment Periods (March 1, 2017)

- The minimum initial fixed-rate period or any subsequent interest rate adjustment period is 6 months. There are no maximum interest rate adjustment periods.

3.07.01.06 Maximum Basis Point Spread (March 1, 2017)

Difference between the initial interest rate of an ARM and the FIAR (Fully Indexed Accrual Rate) at time of closing:

- 300 basis points.

For items not addressed in this section, the Agency requirement applies.

See section 3.01, [General Underwriting Requirements](#), for more information.

See section 3.03, [Loan Amount/LTV/Credit Score/DTI Requirements](#), for additional requirements that may apply.

3.07.02 Temporary Interest-Rate Buydowns (March 1, 2017)

3.07.02.01 Maximum Loan Amount (March 1, 2017)

- Full-file and delegated submissions: \$850,000.

3.07.02.02 Minimum Qualifying Rate (March 1, 2017)

- ARM loans: Note rate plus 2%.

3.07.02.03 Additional Restrictions (March 1, 2017)

- Maximum 2–1 buydown for ARMs with an initial fixed-rate period of less than 5 years.

3.07.03 Balloon Mortgages (March 1, 2017)

3.07.03.01 Loan Type (March 1, 2017)

- Fixed-rate/fixed-payment only.

3.07.03.02 Maximum LTV (March 1, 2017)

- 95% LTV.

3.07.03.03 Maximum Loan Amount (March 1, 2017)

- Full-file and delegated submissions: \$850,000.

3.07.03.04 Minimum Balloon Term (March 1, 2017)

- 5 years.

3.07.03.05 Additional Restrictions (March 1, 2017)

- New subordinate financing is **ineligible**.

3.07.04 Biweekly Mortgages (March 1, 2017)

A biweekly mortgage is a mortgage for which a biweekly payment is mandatory per the Note or Rider **and** will continue throughout the life of the loan. Biweekly mortgages are eligible for insurance with Arch MI.

3.07.04.01 Term (March 1, 2017)

- The term used should be the term as defined in the Note and/or Rider incorporating the biweekly payment.

3.07.04.02 Monthly Principal and Interest Payment (P&I) (March 1, 2017)

- The monthly P&I payment used to calculate the DTI should be the biweekly P&I converted to a monthly P&I (Monthly P&I = Biweekly P&I x 26/12).

3.07.04.03 Maximum Loan Amount (March 1, 2017)

- \$850,000.

3.07.05 Maximum Term (March 1, 2017)

- Fixed-rate/fixed-payment and ARMs with initial fixed-rate period 5 years or longer: 40 years.
- ARMs with initial fixed-rate period less than 5 years, temporary interest-rate buydowns, and balloon mortgages: 30 years.

For items not addressed in this section, the Agency requirement applies.

See section 3.01, [General Underwriting Requirements](#), for more information.

See section 3.03, [Loan Amount/LTV/Credit Score/DTI Requirements](#), for additional requirements that may apply.

3.08 Transaction Type (March 1, 2017)

3.08.01 Refinance Transactions (March 1, 2017)

3.08.01.01 Rate/Term Refinance⁶ (March 1, 2017)

- Refinance transactions paying off a first-lien mortgage and a non-purchase money subordinate lien seasoned for a minimum of 12 months will be considered a rate/term refinance.
 - The 12 months' seasoning will be measured from the Note date of the existing subordinate lien to application date of the new loan.
 - If the subordinate lien is a Home Equity Line of Credit (HELOC), total draws within the last 12 months may not exceed \$2,000. A loan history is required for the last 12 months to document the total draws.
- For a rate/term refinance with loan amounts \$850,001 to \$1,500,000, when the property has been owned less than 12 months, the LTV is calculated using the lesser of the purchase price or appraised value (except when the property is located in New York, where the appraised value must be used). The 12 months is measured from the note date of the purchase to the application date of the refinance.
- **Ineligible:**
 - Properties currently listed for sale.
 - For loan amounts \$850,001 to \$1,500,000, the refinance of the permanent financing of construction-to-permanent loans for which less than 12 months' fully amortizing payments have been made.

3.08.01.02 Cash-Out Refinance (March 1, 2017)

- 1-unit primary residence only.
- Maximum cash-out:

Maximum LTV/CLTV	Maximum Cash-Out
90.01–95%	\$50,000
85.01–90%	\$100,000
≤ 85%	\$150,000

- The following are **ineligible** for a cash-out refinance transaction:
 - Construction-to-permanent loans.
 - Renovation mortgages.
 - New subordinate financing.
 - Properties purchased or listed for sale in the last 6 months.
 - Manufactured homes.
 - Second homes.
 - Investment properties.
 - 2–4 unit properties.
 - Non-traditional credit.

⁶ Loans not meeting rate/term refinance eligibility may be considered under Arch Mortgage Insurance Company's Refinance-To-Modification (RTM) program or United Guaranty's Refinance with Certificate Modification Program when Arch MI insures the existing loan.

For items not addressed in this section, the Agency requirement applies.

See section 3.01, [General Underwriting Requirements](#), for more information.

See section 3.03, [Loan Amount/LTV/Credit Score/DTI Requirements](#), for additional requirements that may apply.

3.08.01.03 Fannie Mae's DU Refi Plus and Refi Plus, and Freddie Mac's Relief Refinance Mortgage (March 1, 2017)

Loans under Fannie Mae's Refi Plus™, DU® Refi Plus™, and Freddie Mac's Relief Refinance MortgageSM may be considered under Arch MI's HARP program when Arch MI insures the existing loan.

If a Fannie Mae Refi Plus™, DU® Refi Plus™, or Freddie Mac Relief Refinance MortgageSM loan is submitted as a new insurance application, the following apply:

- All rate/term refinance underwriting requirements.
- All manual underwriting documentation requirements for a rate/term refinance transaction.

3.08.02 Renovation Mortgages (March 1, 2017)

Items not addressed in this section will follow the underwriting requirements for the applicable transaction type (purchase or rate/term refinance).

3.08.02.01 General Requirements (March 1, 2017)

- Insurance activation:
 - Loans for which all funds are disbursed at closing and placed into an escrow account:
 - The insurance must be activated upon closing.
 - Loans for which funds are disbursed in increments and only interest is charged during the renovation phase:
 - The lender may choose to activate at the initial closing or upon modification/conversion to the permanent loan. Once activated, premiums will become due and payable.
- Mortgage insurance coverage is **ineligible** if the borrower had any delinquencies (greater than 30 days) during the renovation phase (unless the insurance had already been activated).

3.08.02.02 Additional Requirements (March 1, 2017)

- Maximum LTV:
 - 1–2 unit primary residences: 95% LTV.
 - Second homes: 90% LTV.
- Maximum loan amount:
 - 1-unit primary residences: \$850,000.
 - 2-unit primary residence: \$636,150.
 - Second homes: \$636,150.
- A copy of the contract for cost of improvements must be provided.
- Renovations must be completed by a licensed contractor. The borrower may not act as the general contractor.
- **Ineligible:**
 - Manufactured homes.
 - 3–4 unit properties.
 - Investment properties.
 - Cash-out refinance.
 - Non-traditional credit.

3.08.02.03 Age of Documentation Requirements (March 1, 2017)

- See [section 3.05.01](#) for age of documentation requirements.

For items not addressed in this section, the Agency requirement applies.

See section 3.01, [General Underwriting Requirements](#), for more information.

See section 3.03, [Loan Amount/LTV/Credit Score/DTI Requirements](#), for additional requirements that may apply.

3.08.03 Construction-to-Permanent Loans (March 1, 2017)

Arch MI will provide mortgage insurance for construction-to-permanent transactions under the following terms.

3.08.03.01 General Requirements (March 1, 2017)

- Insurance activation (coverage during the construction phase):
 - Single-closing transactions:
 - The lender may choose to activate at the initial closing or upon modification/conversion to the permanent loan. Once activated, premiums will become due and payable.
 - Two-closing transactions:
 - Insurance is not allowed for the interim construction-only loan.
- Mortgage insurance coverage is ineligible if the borrower had any delinquencies (greater than 30 days) during the construction phase (unless the insurance had already been activated).

3.08.03.02 Additional Requirements (March 1, 2017)

- Maximum LTV:
 - 1-unit primary residences: 95% LTV.
 - Second homes: 90% LTV.
- Maximum loan amount:
 - 1-unit primary residences: \$850,000.
 - Second homes: \$636,150.
- **Ineligible:**
 - Manufactured homes.
 - 2–4 unit properties.
 - Investment properties.
 - Cash-out refinance.
 - New subordinate financing.
 - Non-traditional credit.

3.08.03.03 Age of Documentation Requirements (March 1, 2017)

- See [section 3.05.01](#) for age of documentation requirements.

3.08.03.04 Determining the Lot Value (March 1, 2017)

- If the lot was received through gift or inheritance, use the value of the lot from the appraisal to determine acquisition costs.

For items not addressed in this section, the Agency requirement applies.

See section 3.01, [General Underwriting Requirements](#), for more information.

See section 3.03, [Loan Amount/LTV/Credit Score/DTI Requirements](#), for additional requirements that may apply.

3.08.04 Corporate Relocation Loans (March 1, 2017)

A loan qualifies as a corporate relocation loan when it meets the following requirements:

- Made to a transferred employee (new or existing) to purchase a primary residence at a new location.
- Made pursuant to a relocation program administered by the corporate employer or its agent.
- Involves an employer contribution of at least 3% of the loan amount.

Employer contributions must consist of one or more of the following:

- Payment of the borrower's closing costs on the new primary residence and/or the previous residence.
- Payment of expenses related to the borrower's move (for example, relocation allowances, movement of household goods and automobiles, temporary housing expenses, etc.).
- Payment of the difference between the property tax and/or mortgage interest rate obligation on the employee's previous primary residence and the employee's new primary residence.
- A buydown or subsidy of the mortgage interest rate.
- Funding of a below-market-rate or no-interest bridge loan.

A copy of the relocation agreement or other documentation must be provided to show the detail of the employer's contribution toward the borrower's loan transaction.

3.08.05 Third-Party Originations (TPO) (March 1, 2017)

3.08.05.01 Third-Party Originated (TPO) Loans (March 1, 2017)

A loan for which the loan origination (taking the loan application) is performed by an entity other than the insured is considered a third-party origination. Mortgage service providers are not considered third-party originators if they do not take the loan application and are paid on an arm's-length fee basis for services performed, with payment of fees not being contingent on mortgage approval or closing.

When applying for Arch MI mortgage insurance involving a TPO loan, the insured lender must identify the loan as a TPO loan and provide the type of TPO and the TPO's name, city, and state.

3.08.05.02 Broker TPO Loans (March 1, 2017)

Arch MI defines a "Broker TPO" as a non-regulated entity that facilitates mortgage financing but does not have the ability to provide loan funding from its own funds or warehouse line of credit for conventional first-lien mortgage financing.

A mortgage broker typically takes the loan application, processes the loan, and then provides the loan documentation to the funding lender for underwriting and securing MI.

Lenders are not considered a Broker TPO when they have the ability to fund conventional first-lien mortgage financing, but do not, due to their investor's requirements.

3.08.06 Seasoned Loans and Closed Loans (March 1, 2017)

A seasoned loan is defined as a loan for which the first monthly payment has been made.

- Seasoned loans are **ineligible** for insurance with Arch MI. All closed loans must be submitted for insurance to Arch MI prior to the first payment being made. The first payment may not be past due.
- Single closing construction-to-permanent loans that are modifying to the permanent financing for which interest-only payments have been made during the construction period **and** for which the mortgage insurance was not activated at the initial closing are not considered seasoned loans.

For items not addressed in this section, the Agency requirement applies.

See section 3.01, [General Underwriting Requirements](#), for more information.

See section 3.03, [Loan Amount/LTV/Credit Score/DTI Requirements](#), for additional requirements that may apply.

3.09 Borrower (March 1, 2017)

3.09.01 Underwriting the Borrower (March 1, 2017)

3.09.01.01 Social Security Number (March 1, 2017)

- All borrowers on a loan are required to have a valid Social Security number (SSN).
- Credit reports with partially displayed Social Security numbers are **not** considered eligible documentation due to the increased opportunity for fraud. Arch MI requires the complete Social Security number to be displayed on the credit report.

3.09.01.02 Individual Tax Identification Number (ITIN) (March 1, 2017)

- Loans to borrowers who have been issued an ITIN in lieu of a Social Security number are **ineligible**.
- An ITIN is set up in the same format as a Social Security number, with nine digits. The first digit is always a 9, and the second group of digits (fourth digit) will always start with a 7 or 8 (i.e., 9xx-7x-xxxx).
- An ITIN is not proof of legal residency in the United States and is not valid proof of identification outside the tax system. An ITIN is a tax identification number issued by the IRS to individuals who are not eligible for a Social Security number and who have an obligation to file a tax return to the IRS. Any person who is employed in the United States is **required** to have a Social Security number.

3.09.01.03 Maximum Number of Insured Loans per Borrower (March 1, 2017)

- Maximum of three loans per borrower.
- Primary residence: 1 loan maximum.
- Second home: 1 second home and 1 investment property; **or**
- Investment property: 2 loans maximum (with no second home).
- Arch MI will be responsible for determining the number of loans already insured for a borrower and will notify the lender when the number is exceeded.

3.09.01.04 Loans to Corporations, Partnerships, Syndications, or Irrevocable Trusts (March 1, 2017)

- **Ineligible.**

3.09.02 Non-Occupant Borrower/Co-Signer (March 1, 2017)

- For non-occupant borrower transactions, the loan is qualified using the income, liabilities, and assets of all borrowers.
- 1–2 unit primary residence only.
- Maximum LTV: 95% LTV.
- Maximum Loan Amount:
 - 1-unit primary residences: \$850,000.
 - 2-unit primary residences: \$636,150.
- **Ineligible:**
 - Manufactured homes.
 - 3–4 unit properties.
 - Second homes.
 - Investment properties.
 - Cash-out refinance.

For items not addressed in this section, the Agency requirement applies.

See section 3.01, [General Underwriting Requirements](#), for more information.

See section 3.03, [Loan Amount/LTV/Credit Score/DTI Requirements](#), for additional requirements that may apply.

3.10 Income and Employment (March 1, 2017)

3.10.01 Income (March 1, 2017)

The Agency requirements for income must be followed.

3.10.02 Employment (March 1, 2017)

The Agency requirements for employment must be followed.

3.11 Equity and Assets (March 1, 2017)

3.11.01 Equity (March 1, 2017)

3.11.01.01 Minimum Contribution from Borrower's Own Funds (March 1, 2017)

The following are Arch MI's requirements for a minimum contribution from the borrower's own funds for a purchase:

Occupancy	Property Type	Maximum LTV	Maximum Loan Amount	Gift/Grant Funds	Minimum Borrower Contribution
Primary Residence (only)	1-unit, SFD/SFA, Condos, Co-ops	97%	\$424,100	May be used to satisfy minimum borrower contribution	3%
		95.01–97%	\$424,101–\$636,150	Allowed after minimum contribution is met	
		97%	\$636,151–\$850,000	Allowed after minimum contribution is met	
		95%	\$636,150	May be used to satisfy minimum borrower contribution	
	1-unit, SFD/SFA, Condos	90%	\$850,001–\$1,000,000	All contributions (with the exception of allowable seller/interested-party contributions) must come from the borrower's own funds.	
	1-unit, SFD/SFA	85%	\$1,000,001–\$1,500,000		
	Manufactured Home	90%	\$424,100	Allowed after minimum contribution is met (for trade equity eligibility, see section 3.14.04)	3%
	1-unit, SFD/SFA, Condos, Co-ops using Non-Traditional Credit	95%	\$424,100	Allowed after minimum contribution is met	3%
	2-Unit	85%	\$636,150	Allowed after minimum contribution is met	3%
		85.01–95%	\$636,150	Allowed after minimum contribution is met	5%
3–4 Unit	90%	\$636,150	All contributions (with the exception of allowable seller/interested-party contributions) must come from the borrower's own funds.		
Second Home	1-unit, SFD/SFA, Condos, Co-ops	90%	\$850,000	Allowed after minimum contribution is met	5%
Investment Property	1-unit, SFD/SFA, Condos, Co-ops	85%	\$636,150	All contributions (with the exception of allowable seller/interested-party contributions) must come from the borrower's own funds.	

For items not addressed in this section, the Agency requirement applies.

See section 3.01, [General Underwriting Requirements](#), for more information.

See section 3.03, [Loan Amount/LTV/Credit Score/DTI Requirements](#), for additional requirements that may apply.

3.11.02 Reserves (March 1, 2017)

Arch MI's reserve requirements are listed below.

3.11.02.01 Reserves—General (March 1, 2017)

Monthly reserves are calculated by using a specific number of total monthly housing expense payments for the subject property. The monthly housing expense payment (PITIA) includes principal, interest, taxes, insurance, ground rents, cooperative fees, homeowner's association dues, and special assessments. When calculating reserves, the Note rate PITIA should be used for all product types. The following are the minimum reserve requirements.

# Units	Occupancy	Loan Purpose	DU Approve/Eligible or Loan Product Advisor Accept/Eligible	All Other Loans
1-unit	Primary Residence	Purchase (Loan Amounts up to \$636,150)	Aligns with DU/Loan Product Advisor reserve requirements	Align with Agencies
		Purchase (Loan Amounts \$636,151 to \$850,000)	6 months' PITIA	
		Rate/Term Refinance (Loan Amounts up to \$850,000)	Aligns with DU/ Loan Product Advisor reserve requirements	None
		Purchase & Rate/Term Refinance (Loan Amounts \$850,001 to \$1,000,000)	12 months' PITIA	
		Purchase & Rate/Term Refinance (Loan Amounts \$1,000,001 to \$1,500,000)	24 months' PITIA	
		Cash-out Refinance	Aligns with DU/ Loan Product Advisor reserve requirements	2 months' PITIA
2-units	Primary Residence	Purchase & Rate/Term Refinance	Aligns with DU/ Loan Product Advisor reserve requirements	6 months' PITIA
3-4 units		Purchase & Rate/Term Refinance	6 months' PITIA	
1-unit	2 nd Home	Purchase & Rate/Term Refinance	Aligns with DU/ Loan Product Advisor reserve requirements*	6 months' PITIA (subject property only)
1-unit	Investment	Purchase & Rate/Term Refinance	Aligns with DU/ Loan Product Advisor reserve requirements*	6 months' PITIA (subject property only)

Notes:

* DU and Loan Product Advisor are unable to account for additional Agency reserve requirements for second homes and investment properties when the borrower owns other financed second homes and/or investment properties. In these instances, the lender must manually apply additional reserve requirements per the Fannie Mae and Freddie Mac Seller Guide.

3.11.02.02 Reserves – Acceptable Sources of Funds (March 1, 2017)

- Proceeds from a rate/term refinance or cash-out refinance may be used to satisfy the reserve requirement.

For items not addressed in this section, the Agency requirement applies.

See section 3.01, [General Underwriting Requirements](#), for more information.

See section 3.03, [Loan Amount/LTV/Credit Score/DTI Requirements](#), for additional requirements that may apply.

3.11.03 Asset Types (March 1, 2017)

3.11.03.01 Seller/Interested-Party Contributions (March 1, 2017)

- Loans that allow interested-party contributions to be used as down payment assistance are **ineligible**.
- Unplanned buydowns (buydowns paid by the builder/seller usually negotiated just before closing on new construction to allow the borrower to receive the interest rate stated on the sales contract when interest rates have risen) must be included as an interested-party contribution.

3.11.03.02 Gifts (Including Gifts of Equity and Grants) (March 1, 2017)

- A gift from a relative or domestic partner who has lived with the borrower for the last 12 months, or from a fiancé or fiancée, **is considered the borrower's own funds** and may be used to satisfy the minimum borrower contribution requirement, as long as both individuals will use the home being purchased as their primary residence (the requirements listed below for other gift/grants do not apply).
- For all other gifts/grants:
 - The borrower's minimum contribution must be met (see [section 3.11.01.01](#) for when gifts/grants may be used to satisfy the minimum borrower contribution).
 - Gift/grants are **ineligible** as a source of funds for:
 - Loan amounts higher than \$850,000.
 - 3- to 4-unit primary residences.
 - Investment properties.

3.11.03.03 Uniform Gift to Minor Accounts (March 1, 2017)

- Acceptable, provided one of the following criteria is met:
 - The borrower is the custodian of the account, or
 - The borrower is the owner of the account (the minor for whom the account was opened, and who is now of age).

3.11.03.04 Business Assets (March 1, 2017)

Funds from a borrower's business may be used when the following requirements are met:

- Documentation to show that the borrower has access to the funds.
- A letter from an accountant stating that the withdrawal of the funds will not have a detrimental effect on the business; or
- The lender must document a cash flow analysis for the borrower's business to show there will be no detrimental effect on the business due to the withdrawal of the funds.

3.11.03.05 Lot Equity (March 1, 2017)

See the [Construction-to-Permanent](#) section for lot equity requirements.

3.11.03.06 Ineligible Asset Types (March 1, 2017)

The following asset types are **ineligible**:

- Cash-on-hand.
- Sweat equity.
- Gift/grant funds for 3–4 unit primary residences and investment properties.
- The following are **ineligible** asset types for loan amounts higher than \$850,000:
 - Gifts/grants.
 - Employer assistance.
 - Trade equity.

For items not addressed in this section, the Agency requirement applies.

See section 3.01, [General Underwriting Requirements](#), for more information.

See section 3.03, [Loan Amount/LTV/Credit Score/DTI Requirements](#), for additional requirements that may apply.

3.12 Credit and Liabilities (March 1, 2017)

3.12.01 Credit Score Requirements (March 1, 2017)

3.12.01.01 Valid Credit Scores (March 1, 2017)

- For a borrower's credit score to be considered valid, the information on the credit report must be accurate. If any information on the credit report is inaccurate or disputed, see [section 3.12.03.03](#).
- If no borrowers on the loan have a credit score, the loan must meet the non-traditional credit requirements.

3.12.01.02 Minimum Number of Scores Required (March 1, 2017)

- Arch MI requires a minimum of two credit scores per borrower.
 - A borrower with one credit score is acceptable when the lender has requested credit scores from all three credit repositories and only one credit score is available.

3.12.01.03 Borrower Representative Credit Score (March 1, 2017)

Each borrower's representative credit score is used in the determination of the loan representative credit score. A borrower's representative credit score is determined as follows:

- When only one credit score is obtained (and meets the requirements above in section 3.12.01.02), use that score.
- When two credit scores are obtained for the borrower, use the lower score.
- When three credit scores are obtained for the borrower, use the middle score.
- When three scores are obtained for the borrower and two are identical, one of the identical scores is considered the middle score.

3.12.01.04 Loan Representative Credit Score (March 1, 2017)

- For loans with only one borrower, the borrower's representative score is the loan's representative credit score.
- For loans with multiple borrowers, when every borrower has a credit score, the lowest of all borrower representative scores is the loan's representative score.
- For loans with multiple borrowers, when at least one borrower has a credit score and at least one borrower does not, the lowest borrower representative score of those borrowers with scores is the loan's representative score. Borrowers with no score are not considered in the determination of the loan representative score.
 - If the borrower without a credit score is the primary wage earner (contributes >50% of the qualifying income), then non-traditional credit references must be documented for this borrower ([see Non-traditional Credit References section](#)). Because at least one borrower has a credit score, no other non-traditional credit requirements apply.
- If no borrowers on the loan have a credit score, the loan must meet the non-traditional credit requirements.

For items not addressed in this section, the Agency requirement applies.

See section 3.01, [General Underwriting Requirements](#), for more information.

See section 3.03, [Loan Amount/LTV/Credit Score/DTI Requirements](#), for additional requirements that may apply.

3.12.02 Types of Credit (March 1, 2017)

3.12.02.01 Non-Traditional Credit⁷ (March 1, 2017)

A transaction is considered non-traditional credit when NO borrower has a credit score.

The following are the underwriting requirements for non-traditional credit.

- **LTV/Loan Amount/DTI Requirements – Full File:**

Eligible Loan Types	Fixed-Rate/Fixed-Payment, ARMs, Temporary Buydowns, and Balloons				
	Occupancy	Transaction Type	Property Type	Maximum LTV	Maximum Loan Amount
Primary Residence (Full File)	Purchase & Rate/Term Refinance	1-unit, SFD/SFA, Condos, Co-ops	95%	\$424,100	45% ¹

¹ The 5% DTI variances addressed in [section 3.03](#) are not allowed.

- **Ineligible:**

- Borrowers who do not contribute 3% of their own funds. Gift/grant funds may not satisfy this requirement.
- 2–4 unit properties.
- Manufactured homes.
- Cash-out refinance.
- Construction-to-permanent or renovation loans.
- Second homes.
- Investment properties.
- Delegated submissions.

- **Credit References:**

Each borrower on an MI application must establish an acceptable credit history through trade lines reported on the credit report or through non-traditional credit references.

Non-traditional credit references are only acceptable when the traditional credit report does not produce a credit score. Non-traditional credit references may not be used to offset traditional trade lines with derogatory information.

A minimum of four sources of non-traditional credit with at least 12 months' history must be provided (one housing related, one utility, and two from other sources).

Credit references must have at least one quarterly repayment requirement.

⁷ For loans submitted under a United Guaranty Master Policy, borrowers using non-traditional credit are ineligible when the lender submitting the MI application is located in NY, SD, WA, or TX. In addition, they are ineligible when the property is located in NY. These limitations do not apply for loans submitted under an Arch Mortgage Insurance Company Master Policy.

For items not addressed in this section, the Agency requirement applies.

See section 3.01, [General Underwriting Requirements](#), for more information.

See section 3.03, [Loan Amount/LTV/Credit Score/DTI Requirements](#), for additional requirements that may apply.

The credit profile must indicate:

- No housing delinquency in the past 24 months.
- No more than 1x30 or 0x60 installment or revolving late payments in the past 12 months.
- No collections or charge-offs (except medical).
- No judgments (they must be satisfied).
- No bankruptcy/foreclosure/deed-in-lieu/short sale.
- **Acceptable Sources of Non-traditional Credit:**
 - Housing-related: Lenders must obtain at least one housing-related source for a non-traditional credit history. The credit agency must specify in the report whether verification was obtained from a professional management company or from an individual landlord.
 - Utilities (when not included in the rental housing payment): Utilities include electricity, gas, water, and payments for cable or telephone service.
 - Other payments:
 - Payments for medical insurance coverage, automobile insurance, life insurance policies, and rental insurance payments. Payroll deductions for these items are excluded from use as an acceptable trade line.
 - Payments to local department, furniture, appliance, or specialty stores; rental payments related to durable goods (including automobiles); medical; school tuition; child care; loans obtained by an individual (if there is written agreement and the borrower can provide copies of cancelled checks to indicate payments are consistent with the terms of the agreement); and authorized user accounts (if there is written documentation to support the borrower has been solely responsible for payments during the most recent 12 months).
 - The consumer reporting agency should provide the lender all documentation received for each credit reference listed on the credit report.
- **Documentation Requirements:**

Acceptable documentation for all credit references include:

 - Twelve months of consecutive account statements.
 - A current account statement with 12 months of cancelled checks and/or paid receipts.
 - Lender direct written verification which must include all of the information required on a non-traditional credit report and a current statement provided by the creditor; or
 - A non-traditional credit report.

3.12.02.02 No Credit History (March 1, 2017)

Transactions in which all borrowers are unable to document established credit (via traditional or non-traditional credit requirements) are **ineligible**.

3.12.03 Credit Report (March 1, 2017)

3.12.03.01 Ineligible Credit Reports (March 1, 2017)

Foreign credit reports are **ineligible**.

3.12.03.02 Fraud Alert Messages on Credit Reports (March 1, 2017)

Credit repositories have developed messages to identify potential fraudulent activities perpetrated by individuals misusing others' identity information. The messages may pertain to the borrower's Social Security number, address, telephone number, etc. All fraud alert messages appearing on the credit report need to be satisfactorily addressed to ensure the information presented on the loan application is true and correct.

For items not addressed in this section, the Agency requirement applies.

See section 3.01, [General Underwriting Requirements](#), for more information.

See section 3.03, [Loan Amount/LTV/Credit Score/DTI Requirements](#), for additional requirements that may apply.

3.12.03.03 Accuracy of Credit Report (March 1, 2017)

It is possible for a credit report to include disputed items or erroneous information. The following requirements apply based on the individual circumstances:

- When the correction or removal of the disputed/erroneous item will improve the borrower's credit history, **and** the credit score as reflected on the credit report meets Arch MI's minimum credit score requirement for the transaction:
 - A corrected credit report and credit score may be provided for use; **or**
 - Documentation must be provided to substantiate the borrower's claim for the disputed or erroneous item(s), and the original credit report and credit score must be used.
- When the correction or removal of the disputed or erroneous item will improve the borrower's credit history, but the credit score as reflected on the credit report does not meet Arch MI's minimum credit score requirement for the transaction:
 - A corrected credit report and credit score **must** be provided for use. No attempt should be made to adjust the credit score or assume the correction will increase the score enough to meet Arch MI's minimum credit score requirement.
- When the correction or removal of the disputed or erroneous item will worsen the borrower's credit history:
 - A corrected credit report and credit score **must** be provided for use. No attempt should be made to adjust the credit score.

3.12.04 Derogatory Credit (March 1, 2017)

3.12.04.01 Restructured Mortgage Loans (March 1, 2017)

A restructured mortgage loan is defined as follows:

Any restructured loan for which the original transaction has been changed, resulting in absolute forgiveness of debt or a restructure of debt through either a modification of the original loan or origination of a new loan that results in any of the following:

- Forgiveness of a portion of principal and/or interest on either the first or second mortgage;
- Application of a principal curtailment by or on behalf of the investor to simulate principal forgiveness;
- Conversion of any portion of the original mortgage debt to a "soft" subordinate mortgage; or
- Conversion of any portion of the original mortgage debt from secured to unsecured.

The following mortgage loans are eligible for insurance when meeting all other Arch MI underwriting requirements (see [section 3.06.01.02](#) for restrictions for loan amounts higher than \$850,000):

- A refinance transaction which allows for the restructure of the existing debt as defined above.
- The subsequent refinance of a restructured mortgage loan.
- A purchase transaction with a borrower who had previously restructured a mortgage loan.

If a restructured mortgage loan is modified instead of refinanced, it may not be submitted as a new insurance application. The loan should be submitted as a modification.

3.12.04.02 Deed for Lease (March 1, 2017)

Borrowers may have the opportunity to lease a property for which they have given a deed in lieu of foreclosure. When the borrower's loan file references a deed for lease, the underwriter must determine the completion date of the deed in lieu of foreclosure to ensure the requirements are met.

For items not addressed in this section, the Agency requirement applies.

See section 3.01, [General Underwriting Requirements](#), for more information.

See section 3.03, [Loan Amount/LTV/Credit Score/DTI Requirements](#), for additional requirements that may apply.

3.12.04.03 Prior Arch MI Claim (March 1, 2017)

A borrower who was a debtor on a loan for which Arch MI paid a claim is **ineligible** for insurance with Arch MI.

3.12.04.04 Credit Counseling (March 1, 2017)

Borrowers who have received credit counseling as a result of derogatory credit should have satisfactory re-established credit from the conclusion of the counseling.

See [section 3.06.01.02](#) for additional restrictions for loan amounts higher than \$850,000.

3.12.04.05 Past-Due Accounts (March 1, 2017)

All open past-due accounts must be brought current with the following exceptions:

- Collections.
- Charge-offs.
- Garnishments.

Arch MI aligns with the Agencies' requirements to determine whether the above items must be paid off.

3.12.05 Liabilities (March 1, 2017)

3.12.05.01 Student Loans (March 1, 2017)

When the required monthly payment for a student loan is not listed on the credit report, the monthly payment may be determined by:

- Requiring copies of the loan documentation; **or**
- Using 1% of the outstanding balance of the student loan.

3.12.05.02 Debts Paid by Business (March 1, 2017)

A debt paid by a business the borrower owns does not have to be counted as part of the borrower's recurring monthly obligations when the following requirements are met:

- The account in question does not have **any** history of delinquency.
- The borrower supplies proof that the business has paid the obligation for the last six months (preferably cancelled business checks).
- The payment of the obligation is reflected in the business cash flow analysis (e.g., reflected as an expense on the Schedule C).

3.13 Geographic Requirements (March 1, 2017)

3.13.01 Eligible Geographic Areas (March 1, 2017)

Loans secured by properties located in the following geographic areas are eligible for insurance:

- **Eligible:** All 50 states located in the United States and the District of Columbia.
- **Ineligible:** All other countries and U.S. territories (including Puerto Rico, Guam, and the Virgin Islands).

For items not addressed in this section, the Agency requirement applies.

See section 3.01, [General Underwriting Requirements](#), for more information.

See section 3.03, [Loan Amount/LTV/Credit Score/DTI Requirements](#), for additional requirements that may apply.

3.14 Property (March 1, 2017)

3.14.01 Ineligible Property Types (March 1, 2017)

The following property types are **ineligible**:

- Single-wide manufactured homes.
- Any property type that is **ineligible** for sale to the Agencies.
- See [section 3.06.01.02](#) for additional restrictions for loan amounts higher than \$850,000.

3.14.02 Two- to Four-Unit Properties (March 1, 2017)

- Primary residence, purchase and rate/term refinance transactions only.
- Non-traditional credit is **ineligible**.
- Gift/grant funds are **ineligible** for 3–4 unit properties.

3.14.03 Condominiums and Cooperatives⁸ (Co-ops) (March 1, 2017)

For a condominium or co-op to be eligible for insurance, it must be eligible for sale to either one of the Agencies.

Arch MI aligns with the Agencies' published requirements for condominium and co-op eligibility with the following restrictions:

- Projects which include manufactured housing are **ineligible**.
- Non-realty limited common elements (e.g., boat dock slips, cabanas) may not be financed with the property. Assigned parking spaces may be financed as a cost of the property.
- See [section 3.06.01.02](#) for additional restrictions for loan amounts higher than \$850,000.

The following condominiums and co-ops are **ineligible** for delegated submissions. They will be considered on a loan-by-loan basis when submitted full file:

- A condominium which receives a single loan project eligibility waiver from an Agency because the project does not meet its published requirements.
- A condominium located in a project that received a Project Eligibility Review Service (PERS) approval which allows exceptions to the Agency's published requirements.
- A co-op that received an exception from an Agency to their published requirements.

3.14.04 Manufactured Homes (March 1, 2017)

Arch MI defines a manufactured home as a factory-built, multi-sectioned home built on a permanent frame (chassis) with a removable transportation system. The manufactured home is delivered and permanently attached to a site-built foundation.

The following are the underwriting requirements for manufactured homes.

- **Down Payment:**
Trade equity will be considered only if:
 - The borrower has contributed the minimum cash down payment prior to consideration of the trade equity; and
 - The maximum permitted equity is calculated based on the length of ownership. If the unit has been owned for 12 or more months, use 90% of the retail value as listed in N.A.D.A.⁹ (a copy of the

⁸ For loans submitted under an Arch Mortgage Insurance Company Master Policy, co-op eligibility is limited to CT, DC, IL, MA, MD, NH, NJ, NY, and VA. These limitations do not apply to loans submitted under a United Guaranty Master Policy.

⁹ N.A.D.A. – National Automobile Dealers Association, a resource for auto retail professionals, which includes manufactured homes. The website is www.nadaguides.com, where the value for manufactured homes can be determined for a fee.

For items not addressed in this section, the Agency requirement applies.

See section 3.01, [General Underwriting Requirements](#), for more information.

See section 3.03, [Loan Amount/LTV/Credit Score/DTI Requirements](#), for additional requirements that may apply.

valuation report must be provided.) If the unit has been owned for less than 12 months, use the lesser of 90% of the retail value as listed in the N.A.D.A. or the lowest sale price within the last 12 months.

▪ **Purchase Price (New):**

Generally, the purchase price for a new manufactured home (delivered to the site) should not exceed the state average sale price for a new manufactured home by more than 10% unless upgrades can be documented to support a higher value.

▪ **Acquisition Cost / LTV Calculation:**

- For a purchase transaction (newly built, not affixed to the foundation as of the application), the LTV will be determined using the following:
 - Purchase price of the unit (as evidenced by the dealer's invoice) plus the land, or the current appraised value, whichever is less.
 - If the land was purchased less than 12 months prior to the application, use the lowest price at which the land was sold during that 12-month period, or
 - If the land was purchased 12 or more months prior to the application, use the current appraised value of the land.
 - If the land was acquired through a gift or inheritance, use the appraised value of the land. Document the acquisition and transfer of the land.
- For a purchase transaction (unit is affixed to the foundation as of the application date), the LTV will be based on the lowest of:
 - The purchase price of the unit (as evidenced by the dealer's invoice) plus the land, or;
 - The current appraised value of the unit and the land, or;
 - If the unit was affixed to the foundation less than 12 months prior to the application date, the lowest price the home was previously sold for during that 12-month period and the lower of the:
 - Current appraised value of the land, or
 - Lowest price the land was sold for during that 12-month period.
- For a refinance of an existing unit already permanently affixed to the land, the LTV will be based on the lowest of:
 - The current appraised value of the manufactured home and land; or
 - If the unit has been permanently affixed less than 12 months prior to the loan application:
 - and the land and the unit are secured by two liens, use the lowest price of the unit within the past 12 months plus the lowest price the land has sold for within the past 12 months or the current appraised value, whichever is less.
 - If the unit and land are secured by a single lien, use the lowest price at which the unit and land were sold in the last 12 months.
 - If the land was acquired through gift or inheritance, use the appraised value of the land. Document the acquisition and transfer of the land.

▪ **Title Information:**

- All loans must have an ALTA 7 Title Endorsement.
- The property must be taxed as real property in accordance with the state where the property is located.

▪ **Property Eligibility:**

For mortgage insurance eligibility, manufactured homes must meet the following conditions:

- Manufactured homes must be a minimum of 18 feet wide or a minimum of 600 square feet in floor area. Single-wide homes are ineligible.
- The land and improvements are included under one mortgage or deed of trust.

For items not addressed in this section, the Agency requirement applies.

See section 3.01, [General Underwriting Requirements](#), for more information.

See section 3.03, [Loan Amount/LTV/Credit Score/DTI Requirements](#), for additional requirements that may apply.

- The property (land and structure) is legally classified as real property by the local jurisdiction, taxing authority, and title company.
- The home is permanently affixed to a foundation that adheres to local building codes, and wheel axles and trailer hitches have been removed. Homes on piers must satisfy the manufacturer's recommendation. Anchors must be provided where required by state law.
- The manufactured house is built under the Federal Home Construction and Safety Standards established by HUD on/after June 1976. The label that confirms this is located on the manufactured home.
- The land must be owned in fee simple by the borrower.
- A minimum of two manufactured home comparable sales must be used by the appraiser to demonstrate conformity within the market and to establish market appeal.
- **Ineligible:**
The following are **ineligible** when the subject property is a manufactured home:
 - Medical and Dental Professionals program.
 - Cash-out refinances.
 - Renovation mortgages.
 - Construction-to-permanent loans.
 - Non-occupant co-borrowers.
 - Non-traditional credit.
 - Second homes.
 - Investment properties.
 - Condominiums and co-ops.

3.14.05 Modular, Panel/Pre-Fab, and Pre-Cut Homes (March 1, 2017)

Modular, panel/pre-fab, and pre-cut homes qualify using the same criteria as single-family detached homes.

- **Modular Housing (Modular Home):**
A home constructed in a factory assembly line, but with conventional home floor joists and delivered to the site on a trailer. Fully constructed modules are transported to the permanent site on a trailer and anchored to the foundation. Modular homes are not subject to HUD codes, but must adhere to local and regional building codes. These properties qualify using the same criteria as a single-family detached home.
- **Panel/Pre-Fab Housing (Panelized Home):**
Factory assembly-line homes constructed with walls, floors, and (often) roof in small panel form, then assembled at the site and attached to the foundation. Panelized homes are not subject to federal standards but must adhere to local and regional building codes. These properties qualify using the same criteria as a single-family detached home.
- **Pre-Cut Home:**
Lumber is cut to specific lengths at the factory, and then the home is constructed by workmen at the permanent site. Electrical, plumbing, and other components are added at the site. Pre-cut homes are not subject to federal standards but must adhere to local building codes. These properties qualify using the same criteria as a single-family detached home.

3.14.06 Rural Properties (March 1, 2017)

- Marketing time \leq 12 months.
- Land value may not exceed 50% of the total property value.
- Adequate sewage, water, and utilities.

For items not addressed in this section, the Agency requirement applies.

See section 3.01, [General Underwriting Requirements](#), for more information.

See section 3.03, [Loan Amount/LTV/Credit Score/DTI Requirements](#), for additional requirements that may apply.

- Comparable properties must be in similar rural locations and have similar property styles (e.g., ranch, two story, etc.). Appraiser must adequately explain the use of comparable properties not meeting these requirements.

3.14.07 Maximum Acreage (March 1, 2017)

- Maximum 15 acres.
- Comparable properties must have similar acreage and property styles (e.g., ranch, two story, etc.).

3.14.08 Properties with Resale Restrictions (March 1, 2017)

- The LTV for purchase transactions involving properties with resale restrictions that do not survive foreclosure will be based on the lower of the purchase price or the appraised value.
- When there is a requirement for a third party to be notified that the borrower is in default or foreclosure, the lender must ensure that the third party is notified.
- **Ineligible** for loan amounts higher than \$850,000.

3.14.09 Property Flips (March 1, 2017)

- If the seller has owned the property less than 180 days from the date of the purchase contract and the new sales price is higher than the price paid by the seller to acquire the property, the increase must be fully documented and explained (these transactions are **ineligible** for loan amounts higher than \$850,000).
- The following types of re-sale transactions are not considered property flips and are not required to meet the above criteria:
 - Property being sold by a spouse who acquired the property through a divorce settlement.
 - Property acquired by an employer through a relocation program.
 - Property being sold by an administrator or executor of an estate.
 - Property being sold by a lender, mortgage investor, or mortgage insurance company that was acquired through foreclosure or deed in lieu of foreclosure.

3.15 Occupancy (March 1, 2017)

3.15.01 Primary Residence (March 1, 2017)

- At least one borrower on the transaction must occupy the property for the majority of the year and take title to the property; unless:
 - A parent is purchasing a home for a disabled child or a child is purchasing a home for an elderly parent(s) and the Fannie Mae requirements are met.
- For transactions in which not all of the borrowers will occupy the property as their primary residence, see the [Non-Occupant Co-Borrower/Co-Signer](#) section.

3.15.02 Second Home (March 1, 2017)

- The property must be located in a recreational area.
 - If not in a recreational area, the borrower must give a satisfactory explanation for the use of the property as a second home.
- Manufactured homes and non-traditional credit are **ineligible**.
- Rental income from the subject property may **not** be used for qualification.

3.15.03 Investment Property (March 1, 2017)

- Gift/grant funds, non-traditional credit, and manufactured homes are **ineligible**.

For items not addressed in this section, the Agency requirement applies.

See section 3.01, [General Underwriting Requirements](#), for more information.

See section 3.03, [Loan Amount/LTV/Credit Score/DTI Requirements](#), for additional requirements that may apply.

3.16 Analyzing the Appraisal Report (March 1, 2017)

- The appraisal should fully analyze the neighborhood, site, physical characteristics, and condition of the property.
- The appraisal should indicate that the property is in average or better condition. If the property condition is rated fair or poor, the appraisal should be made subject to repairs that will bring the property to an average or better condition. Additionally, when provided, the following Condition and Quality of Construction rating codes, as defined by the FHFA Uniform Appraisal Dataset used by Fannie Mae and Freddie Mac, must be considered as follows:
 - Condition ratings of C1, C2, C3, or C4 are acceptable in an “as is” condition. Due to the risk associated with condition ratings C5 and C6, any appraisals with a C5 or C6 rating **must** have the condition items causing the rating on the appraisal be “subject to completion of repairs” in order for the transaction to be eligible for mortgage insurance.
 - Quality of Construction ratings of Q1, Q2, Q3, Q4, or Q5 are acceptable. Due to the risk associated with Quality of Construction rating Q6, any appraisal report with this rating will be **ineligible** for mortgage insurance.
- When the appraisal is made subject to completion, repairs, or inspection, the lender must ensure that the construction is completed, the repairs are made, or the inspection is completed. If the inspection shows that additional repairs are required, those repairs must be completed also. Repairs may be completed after closing.
- Lenders exercising their delegated authority are responsible for assessing the validity and accuracy of the appraisal report and ensuring the value is supported prior to delegation, including but not limited to, adequacy of the comparables, property condition, market value, and appraised value. This is regardless of any AUS response on the transaction. Numerous tools are available to lenders in the marketplace to assist in this assessment and Arch MI encourages their use. This is particularly important during times of market volatility or fluctuations, especially if there are any indications the subject property and/or comparable properties are located in an area of soft and/or declining property values.

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