

# EZ Decisioning Quick Reference

For loans underwritten with Desktop Underwriter or Loan Product Advisor

From EZ Decisioning<sup>SM</sup> to great pricing and more — Arch MI has it all. We think we have the best service and the best value in the industry. Come see why!

Loans receiving one of the following Desktop Underwriter<sup>®</sup> (DU<sup>®</sup>) or Loan Product Advisor<sup>®</sup> (LPA<sup>SM</sup>) recommendations are eligible:

- DU Approve/Eligible or LPA Accept/Eligible.
- DU Approve/Ineligible with a minimum 620 credit score, or LPA Accept/Ineligible where the ineligibility is due to the following reasons only:
  1. LTV for a 1-unit primary residence with an LTV 95.01% to 97%.
  2. ARM plan/type. The ARM must have an initial fixed-rate period ≥ 5 years and all ARM requirements in section 3.07.02 of the Underwriting Manual must be met.
  3. None of the borrowers are first-time homebuyers.
- 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.

Eligible Loan Types: Fixed-Rate/Fixed-Payment, ARMs and Buydowns

Occupancy	Transaction Type <sup>1</sup>	Property Type	Maximum		Maximum Loan Amount	Minimum Credit Score <sup>2</sup>	Maximum DTI
			LTV	CLTV			
Primary Residence	Purchase and Rate/Term Refinance	1-Unit, SFD/SFA, Condos, Co-ops	97%	105% <sup>3</sup>	\$766,550 <sup>4</sup>	620 <sup>6</sup>	50%
			95%	105% <sup>3</sup>	\$766,551—\$1,149,825		
		Manufactured Homes <sup>5</sup>	95%	95%	\$766,550 <sup>4</sup>		
		2-Unit	95%	100% <sup>3</sup>	\$1,472,250		
		3-Unit	95%	95%	\$1,186,350	660	
		4-Unit	95%	95%	\$1,474,400		
Second Home		1-Unit, SFD/SFA, Condos, Co-ops	90%	90%	\$1,149,825	620 <sup>6</sup>	
		Manufactured Homes <sup>5</sup>	90%	90%	\$766,550 <sup>4</sup>	620 <sup>6</sup>	
Investment Property			1-Unit, SFD/SFA, Condos, Co-ops	85%	85%	\$1,149,825	

<sup>1</sup> Includes construction-to-permanent and renovation loans (renovation loans not allowed for manufactured homes).

<sup>2</sup> Non-traditional credit (a loan for which no borrower has a credit score) is allowed with a DU Approve/Eligible or LPA Accept/Eligible recommendation when the loan meets all Fannie Mae DU or Freddie Mac LPA requirements.

The loan **must** be submitted non-delegated. Borrowers using non-traditional credit are ineligible when the lender submitting the MI application is located in WA.

<sup>3</sup> When the CLTV is greater than the maximum LTV, the subordinate financing must meet Fannie Mae's Community Seconds<sup>®</sup> or Freddie Mac's Affordable Seconds<sup>®</sup> requirements. The loan must be identified as an Affordable Housing loan within the MI submission.

<sup>4</sup> \$1,149,825 for properties located in AK or HI.

<sup>5</sup> The following are ineligible for manufactured homes:

- Approve/Ineligible or Accept/Ineligible recommendations.
- Single-wide properties.
- Renovation loans.
- Investment properties.

<sup>6</sup> A credit score below 620 is permitted with a DU Approve/Eligible recommendation.

## The following Arch MI overlays apply:

EZ Decisioning ineligible but may be eligible with our Standard Underwriting	EZ Decisioning	Standard Underwriting
Fannie Mae rural high-needs appraisal waiver.	×	×
Sweat equity.	Allowed with restrictions.	×
Single-wide manufactured home.	×	×
Property located outside the 50 United States and the District of Columbia (including Puerto Rico, Guam and the Virgin Islands).	×	×
Borrowers without a Social Security number (SSN).	×	×
Borrowers who already have the maximum number of loans insured with Arch MI.	×	×
A borrower on a loan for which Arch MI paid a claim.	A borrower who was a debtor on a loan for which Arch MI paid a claim will be considered for insurance on an exception basis upon review of a non-delegated submission.	
Fannie Mae High Loan-to-Value Refinance Option loans and Freddie Mac Enhanced Relief Refinance® Mortgage loans.	×	✓
Closed loans without a previous Arch MI Commitment.	See section 3.08.05 of our Underwriting Manual for eligibility.	
Fannie Mae DU Approve/Ineligible with a credit score less than 620.	×	×

**See our Underwriting Manual at  
[archmi.com/uwmanual](https://archmi.com/uwmanual) for complete requirements.**