

EZ Decisioning Quick Reference

For loans underwritten with Desktop Underwriter or Loan Product Advisor

From EZ DecisioningSM 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[®] (DU[®]) or Loan Product Advisor[®] recommendations are eligible:

- 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:
 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 \geq 5 years and all ARM requirements in section 3.07.01 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 ¹	Property Type	Maximum		Maximum Loan Amount	Minimum Credit Score ²	Maximum DTI
			LTV	CLTV			
Primary Residence	Purchase and Rate/Term Refinance	1-Unit, SFD/SFA, Condos, Co-ops	97%	105% ³	\$548,250 ⁴	620	50%
			95%	105% ³	\$548,251–\$822,375		
		Manufactured Homes ⁵	95%	95%	\$548,250 ⁴		
		2-Unit	95%	100% ³	\$1,053,000	660	
		3-Unit	95%	95%	\$848,500		
4-Unit		95%	95%	\$1,054,500			
Second Home		1-Unit, SFD/SFA, Condos, Co-ops	90%	90%	\$822,375	620	
		Manufactured Homes ⁵	90%	90%	\$548,250 ⁴	620	
Investment Property		1-Unit, SFD/SFA, Condos, Co-ops	85%	85%	\$822,375	680	

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

² 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.

³ 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.

⁴ \$822,375 for properties located in AK or HI.

⁵ The following are ineligible for manufactured homes:

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

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.	✗	✗
Fannie Mae High Loan-to-Value Refinance Option loans and Freddie Mac Enhanced Relief Refinance® Mortgage loans.	✗	✓
Seasoned loans.	✗	✗

See our Underwriting Manual at archmi.com/uwmanual for complete requirements.