

EZ Decisioning Quick Reference

For loans underwritten with Desktop Underwriter or Loan Product Advisor

Loans receiving one of the following Desktop Underwriter® (DU®) or Loan Product Advisor® (LPASM) 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.

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, Condo, Co-op, MH Advantage®/ CHOICEHome ^{®3}	97%	105% ⁴	\$806,500 ⁵	620 ⁶	50%
			95%	105% ⁴	\$806,501–\$1,209,750		
		Manufactured Home ³	95%	105% ⁴	\$806,500 ⁵		
			95%	95%	\$1,209,750		
		2-Unit	95%	100% ⁴	\$1,548,975		
		3-Unit	95%	95%	\$1,248,150		
4-Unit	95%	95%	\$1,551,250				
Second Home		1-Unit, SFD/SFA, Condo, Co-op	90%	90%	\$1,209,750	620 ⁶	
		Manufactured Home ³	90%	90%	\$1,209,750	620 ⁶	
Investment Property		1-Unit, SFD/SFA, Condo, Co-op	85%	85%	\$1,209,750	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. An ineligible recommendation is not permitted. The loan must be submitted non-delegated. State restrictions may apply.

³ Manufactured homes with LTVs >95% must meet Fannie Mae MH Advantage® or Freddie Mac CHOICEHome® eligibility requirements. All manufactured homes including MH Advantage and CHOICEHome must be submitted to Arch MI as a Manufactured Home. The following are ineligible for manufactured homes:

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

⁴ 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.

⁵ \$1,209,750 for properties located in Alaska or Hawaii.

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

The following are ineligible for EZ Decisioning:

- Borrowers without a Social Security number (SSN).
- Fannie Mae rural high-needs value acceptance (appraisal waiver).
- Property located outside the 50 United States and the District of Columbia (including Puerto Rico, Guam and the Virgin Islands).

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