

Standard Medical and Dental Professionals Program

Effective January 24, 2024



Arch MI's Standard Medical and Dental Professionals Program provides expanded underwriting requirements for members whose professions indicate strong earning potential but who may also have high debt-to-income (DTI) ratios due to student loans and/or employment beginning post-closing.

BENEFITS	ELIGIBLE PROFESSIONALS	
<ul style="list-style-type: none"> Up to 97% financing. Reserves as low as two months. Employment may begin up to 90 days after closing. Student debt is excluded for any eligible professional with 12 months deferment or forbearance. 	<ul style="list-style-type: none"> Medical Resident. Medical Fellow. Medical Doctor (MD). Doctor of Dental Surgery (DDS). Doctor of Dental Medicine (DMD). Doctor of Optometry (OD). 	<ul style="list-style-type: none"> Doctor of Ophthalmology (MD). Doctor of Podiatric Medicine (DPM). Doctor of Osteopathy (DO). Pharmacist (RPh). Chiropractor (DC). Doctor of Veterinary Medicine.

GENERAL INFORMATION

- Both RateStar® and Rate Card pricing are available for this program, including:
 - Borrower-Paid MI (BPMI) and Lender-Paid MI (LPMI).
 - All coverage levels offered by Arch MI.*
 - All plans offered by Arch MI, for example — monthly, annual, singles.
 - Available in all 50 states and the District of Columbia.
- When submitting a loan for MI or requesting a rate, you **must** enter the program name: **Standard Medical/Dental Program**.
- Other than the DTI ratio or credit score variances indicated in the grid below, **no exceptions** to this program's requirements are allowed.

* For coverage that is automatically canceled when the loan reaches 90% LTV, see our Reduced Coverage Medical and Dental Professionals Program.

LTV/Loan Amount/Credit Score/DTI Requirements

RateStar and Rate Card Pricing							
OCCUPANCY	TRANSACTION TYPE ¹	PROPERTY TYPE	MAXIMUM LTV	MAXIMUM LOAN AMOUNT	MINIMUM CREDIT SCORE ²	MAXIMUM DTI ²	PITIA RESERVES ³
Primary Residence (only)	Purchase or Rate/Term Refinance	1-Unit, SFD/SFA, Condos, Co-ops	97%	\$850,000	620	45%	2 Months
			90.01%–97%	\$850,001–\$1,000,000	680		
			80.01%–90%	\$850,001–\$1,000,000	620		
			95%	\$1,000,001–\$1,250,000 ⁴	700	45%	6 Months
			90% Non-Delegated Only	\$1,250,001–\$1,650,000 ⁴	720	43%	9 Months
			85% Non-Delegated Only	\$1,650,001–\$2,000,000 ⁴	740	43%	12 Months

¹ Construction-to-perm and renovation loans are also included.

² The 5% DTI variance and 10-point credit score variance as addressed in section 3.03 of the Underwriting Manual are allowed for loan amounts ≤ \$1,149,825 only.

³ See Additional Reserves below.

⁴ Construction-to-permanent loans and renovation loans are ineligible for loan amounts greater than \$1,149,825.

Additional Underwriting Requirements

STUDENT LOAN DEBT

- Student loan debt belonging to the member 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. Student loan debt for all other members must be included in the DTI.
- **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 member with the eligible profession may begin up to 90 days after loan closing when:

- A non-contingent, fully executed (accepted) employment contract or offer letter is documented in the loan file.
- A verbal Verification of Employment (VOE) is conducted to confirm authenticity of the employment documentation prior to closing.

MINIMUM MEMBER CONTRIBUTION

- 3% for loans up to \$850,000.
 - Gifts/grants may be used to satisfy the minimum member contribution when all of the following are met:
 - Maximum \$850,000 loan amount.
 - Minimum 740 credit score.

- Maximum 41% DTI.
- Fixed-rate/fixed-payment or ARMs greater than 5 years only.

- 5% for loan amounts greater than \$850,000.

ADDITIONAL RESERVES

- 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 members must have a credit score.
- Construction-to-permanent loans and renovation loans:
 - Maximum \$1,149,825 loan amount.
- **Ineligible:**
 - Desktop Underwriter® and Loan Product Advisor® documentation efficiencies. Manual documentation required.
 - Non-occupant members.
 - Subordinate financing.
 - EZ DecisioningSM requirements.
 - Manufactured homes.

This document provides an overview of the underwriting requirements for the Standard Medical and Dental Professionals Program. Any underwriting requirement not mentioned within this document will defer to the Arch MI Standard Underwriting Requirements, see section 3 of the **Arch MI Credit Union Underwriting Manual** for details at archmicu.com.