

**ARCH MORTGAGE GUARANTY COMPANY**

# Portfolio Loan Program Quick Reference for Credit Unions

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With Arch Mortgage Guaranty Company (AMGC), the industry’s most innovative MI solution for portfolio lending, you have expanded origination opportunities. AMGC provides coverage for jumbo loan amounts that exceed GSE loan limits, interest-only loans and loans submitted through our AMGC Medical and Dental, Community Heroes, Professional Non-Medical Experts and EqualAccess Programs. Under AMGC’s Master Policy, you receive true Day One rescission relief. Contact your **Arch MI Account Manager** today for more information on AMGC.

## Portfolio Program — LTV/Loan Amount/Credit Score/DTI Requirement

Occupancy	Loan Purpose	Property Type	Maximum LTV/CLTV	Maximum Loan Amount	Minimum Credit Score	Maximum DTI
Primary Residence	Purchase or Rate/Term Refinance	1-Unit SFD/SFA, Condos, Co-ops <sup>1</sup>	97%/97%	\$1,150,000	620	50%
			95%/95%	\$1,150,001–\$1,500,000 <sup>2</sup>	660	45%
			90%/90%	\$1,500,001–\$2,000,000 <sup>2</sup>	660	45%
			85%/85%	\$2,000,001–\$2,500,000 <sup>2</sup>	660	45%
		Manufactured Homes	95%/95%	\$850,000	660	45%
		2 Units	95%/95%	\$1,500,000 <sup>2</sup>	620	50%
	3–4 Units	90%/90%	\$1,500,000 <sup>2</sup>	660	45%	
	Cash-out Refinance (Max. \$250,000)	1-Unit SFD/SFA, Condos, Co-ops <sup>1</sup>	95%/95%	\$850,000	620	50%
				\$850,001–\$1,100,000	660	45%
	Second Home	Purchase or Rate/Term Refinance	1-Unit SFD/SFA, Condos, Co-ops <sup>1</sup>	90%/90%	\$1,150,000	660
Manufactured Homes			90%/90%	\$750,000	680	45%
Cash-out Refinance (Max. \$200,000)		1-Unit SFD/SFA, Condos, Co-ops <sup>1</sup>	85%/85%	\$850,000	700	45%
Investment	Purchase or Rate/Term Refinance	1-Unit SFD/SFA, Condos, Co-ops <sup>1</sup>	90%/90%	\$1,100,000	680	45%
<b>Construction-to-Permanent Loans</b>						
Primary Residence	Purchase or Rate/Term Refinance	1-Unit SFD/SFA, Detached Condos	97%/97%	\$1,000,000	680	45%
			95%/95%	\$1,250,000	620	45%
			90%/90%	\$1,250,001–\$1,500,000 <sup>2</sup>	660	45%
		Manufactured Homes	95%/95%	\$850,000	660	45%
		2 Units	95%/95%	\$1,500,000 <sup>2</sup>	680	45%
Second Home	Purchase or Rate/Term Refinance	1-Unit SFD/SFA, Detached Condos	90%/90%	\$1,150,000	660	45%
		Manufactured Homes	90%/90%	\$750,000	680	45%

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### Renovation Loans

Renovation Loans						
Primary Residence	Purchase or Rate/ Term Refinance	1-Unit SFD/SFA, Condos, Co-ops <sup>1</sup>	97%/97%	\$1,000,000	680	45%
			95%/95%	\$1,250,000	620	45%
			90%/90%	\$1,250,001–\$1,500,000 <sup>2</sup>	660	45%
		2 Units	95%/95%	\$1,500,000 <sup>2</sup>	660	45%
Second Home	Purchase or Rate/ Term Refinance	1-Unit SFD/SFA, Condos, Co-ops <sup>1</sup>	90%/90%	\$1,150,000	660	45%

<sup>1</sup> Co-op eligibility limited to the states of CA, CT, DC, IL, MA, MD, NH, NJ, NY, VA and WA.

<sup>2</sup> See section 3.1.2 of the AMGC Credit Union UW Manual for additional underwriting requirements for these loan amounts.

## Additional Portfolio Program Underwriting Requirements

### Valid Credit Score Requirements

All members must have a valid credit score.

For a credit score to be considered valid, each member must have a minimum of 3 tradelines each evaluated a minimum 12 months or 2 tradelines each evaluated a minimum 24 months. Tradelines may be open or closed.

Derogatory credit and public records (collections, judgments, charge-offs, repossessions, foreclosures, tradelines included in a bankruptcy and credit counseling) and disputed accounts are not acceptable as valid tradelines.

### Minimum Member Contribution Requirements

AMGC requires a minimum contribution from the member's own funds for a purchase transaction. For certain transactions, once the minimum member contribution has been met, the remainder of the funds can come from other acceptable sources, such as gift funds, grants, etc.

- 1-4-unit primary residence ( $\leq$  \$1,150,000) — 3%.
- 1-4-unit primary residence ( $\geq$  \$1,150,001–\$1,500,000) — 5%.
- 1-4-unit primary residence ( $>$  \$1,500,000) — All funds must come from the member.
- Second homes — 5%.
- Investment properties — All funds must come from the member.

### Reserve Requirements

Occupancy	Property Type	Loan Amount	Reserves
Primary Residence	1-Unit, SFD/SFA, Condos, Co-ops, Manufactured Homes	$\leq$ \$1,150,000	2 Months
	1-Unit, SFD/SFA, Condos, Co-ops	\$1,150,001–\$1,650,000	9 Months
		\$1,650,001–\$2,500,000	12 Months
	2–4 Units	All Eligible Loan Amounts	6 Months
Second Home	1-Unit, SFD/SFA, Condos, Co-ops	All Eligible Loan Amounts	6 Months (subject property only)
Investment	1-Unit, SFD/SFA, Condos, Co-ops	All Eligible Loan Amounts	6 Months (subject property only)

These underwriting requirements are not all-inclusive; see the [AMGC Credit Union Underwriting Manual](#) (the Manual) for additional information.

**Ineligible for AMGC (not all-inclusive):**

- Loan amounts > \$2,500,000.
- Credit scores < 620.
- Debt-to-income ratios > 50%.
- Loans featuring negative amortization (potential or scheduled).
- Loans with a prepayment penalty feature.
- Construction-only loans.
- Limited documentation loans.
- Members without a Social Security number.
- Single-wide manufactured homes.
- Properties located outside the 50 states and the District of Columbia (including Puerto Rico, Guam and the Virgin Islands).
- Properties that include more than 4 residential units.
- Non-residential use of property, including vacant land, commercial or business activity on premises (except for incidental business use).
- LTVs  $\leq$  80% for Borrower-Paid Mortgage Insurance (BPMI).

**Other AMGC Programs Available (see the AMGC Credit Union Underwriting Manual for complete details):**

- Interest-Only Program.
- Medical and Dental Professionals Program.
- AMGC Community Heroes Program.
- AMGC EqualAccess Homeownership Program.
- AMGC Professional, Non-Medical Experts Program.

**Other Loans Eligible for Insurance with AMGC**

AMGC is an affiliate of Arch Mortgage Insurance (Arch MI). It is important to note that any loan that meets the published Arch MI underwriting requirements is eligible for insurance by AMGC when submitted non-delegated (full-file), provided the credit union has an AMGC Master Policy and understands AMGC-insured loans are not saleable to Fannie Mae, Freddie Mac or the Federal Home Loan Bank system. AMGC loans that meet the Arch MI published requirements are not subject to additional requirements or restrictions contained within the AMGC Credit Union UW Manual (with the exception of co-op property state eligibility). Commingling of Arch MI and AMGC underwriting requirements is not allowed — the submitted loan must meet one or the other entirely.