

AS OF FEB. 27, 2026

AMGC Professional, Non-Medical Experts Program Quick Reference

LTV/Loan Amount/Credit Score/DTI Requirements — Fixed-Rate/Fixed-Payment and ARMs ≥ 5 Years

PROGRAM	OCCUPANCY	TRANSACTION TYPE	PROPERTY TYPE	LTV	MAXIMUM LOAN AMOUNT	MINIMUM CREDIT SCORE	MAXIMUM DTI
Professional, Non-Medical Experts	Primary Residence	Purchase	1-Unit, SFD/SFA, Condo	97.01%–100%	GSE Loan Limit (see below)*	720	41%

Additional Requirements:

▪ *** Maximum Loan Amount:**

- For properties located in the contiguous states and the District of Columbia, the maximum loan amount is the loan limit for 1-unit properties, based on property location, as outlined on the FHFA website: <https://www.fhfa.gov/DataTools/Downloads/Pages/Conforming-Loan-Limits.aspx>.
- For properties located in Alaska and Hawaii, the maximum loan amount is the GSEs' base conforming loan limit for 1-unit properties located in these states.

▪ **Underwriting Method:**

- All Arch Mortgage Guaranty Company (AMGC) underwriting requirements apply unless additional requirements are outlined herein.
- Desktop Underwriter® (DU®) or Loan Product Advisor® (LPA®) recommendations are not applicable.

▪ **Submission Method:**

- Non-delegated submission required.

▪ **Maximum Term:**

- 30 years.

▪ **Pricing and MI Coverage Options:**

- Rates are only available through the RateStar® pricing option.
- Single-premium plans are not available for this program.
- The correct program name, Professional, Non-Medical, must be selected in RateStar when requesting a rate quote.
- The following coverage options are available: 35%, 30%, 25%, 20% and 18%.

▪ **Maximum Risk In-Force:**

- Loans insured under the Professional, Non-Medical Experts Program will be capped at a maximum 25% of the new insurance written (NIW) annually per credit union, to be reviewed quarterly.

▪ **Documentation:**

- All AMGC documentation requirements apply. DU or LPA documentation efficiencies may not be used.

▪ **Member:**

- All members must occupy the property.
- All members must have a Social Security number.
- No other real estate may be owned by the member(s) at time of closing, including property retained for pending sale at a later date, regardless of equity in the current residence.
- **Professional, Non-Medical Experts professions:** At least one member must be currently employed full time in one of the following eligible professions:
 - Certified Public Accountants (CPAs).
 - Chartered Financial Analysts (CFAs).
 - Ph.D.s.
 - Architects.
 - Attorneys.
 - Engineers with a Professional Engineer (PE) license or Engineer in Training (EIT) certification.
 - Certified Mortgage Bankers (CMBs).
 - Actuaries with the following designations:
 - Associate of the Casualty Actuarial Society (ACAS).
 - Fellow of the Casualty Actuarial Society (FCAS).

Additional Requirements (Continued from previous page):

- Associate of the Society of Actuaries (ASA).
- Fellow of the Society of Actuaries (FSA).
- Member of the American Academy of Actuaries (MAAA).
- Member, Society of Pension Actuaries (MSPA).
- Fellow, Society of Pension Actuaries (FSPA).
- Employment documentation or other acceptable documentation is required verifying the member's position. For example, the member's position/designation may be identified on the paystub or VOE. If not identified on these documents, then copies of diplomas, certifications, licenses, etc., should be obtained.
- Employment and/or income starting post-close is ineligible.
- Student loan debt will be included in the total monthly obligations for qualifying purposes.
- **Credit:**
 - Each member must have a valid credit score. A credit score is considered valid when a member has a minimum of 3 tradelines, each evaluated a minimum of 12 months, or 2 tradelines, each evaluated a minimum of 24 months. Tradelines may be open or closed.
 - A minimum of 2 credit scores are required for each member.
 - A member with 1 score is acceptable when the credit union has requested credit scores from all 3 credit repositories and only 1 credit score is available.
 - All bankruptcies, foreclosures, deeds-in-lieu of foreclosures and short sales require 7 years' seasoning.
 - No judgments or charge-off accounts within the last 7 years.
- **Assets/Minimum Member Contribution:**
 - No minimum member contribution required. Down payment may be satisfied by a gift/grant from an eligible donor.
 - Gift/grants allowed for down payment, closing costs and reserves. If any funds are secured by a recorded mortgage, they are considered subordinate financing and are ineligible.
 - Maximum 3% interested-party contributions (IPCs) are allowed toward eligible closing costs, not to exceed actual costs.
- Lender credit allowed for MI premiums.
- IPCs, lender credits, gifts/grants and/or employer assistance cannot exceed cash required to close (no cash back to the member).
- IPCs and lender credits cannot satisfy the down payment requirement.
- Minimum 2 months' reserves required.
- **Ineligible:**
 - Interest-only, balloons, temporary buydowns, ARMs with less than a 5-year initial fixed-rate term.
 - Subordinate financing (including Community Seconds® and Affordable Seconds®).
 - Non-occupying co-borrowers.
 - Non-permanent residents.
 - Construction-to-permanent loans and renovation loans.
 - Second homes or investment properties.
 - 2–4-unit properties, manufactured housing, co-ops, properties not located within the 50 states or the District of Columbia.
 - AMGC EqualAccess Homeownership Program Loans.
 - Delegated submissions.

This document provides an overview of the underwriting requirements for the AMGC Professional, Non-Medical Experts Program. For complete requirements, see the [AMGC Credit Union Underwriting Manual](#).