

CUSTOMER ANNOUNCEMENT

CA 2021-02-AMGC | June 7, 2021

► Arch Mortgage Guaranty Company (AMGC) Underwriting Requirement Changes — Effective June 7, 2021

Effective for MI applications dated on or after June 7, 2021, AMGC is updating its underwriting requirements. The [AMGC Underwriting Manual](#) and all supporting documents will be updated on our website, and all system updates will be completed by the effective date.

See the details of changes listed below.

Topic/Section	Change/Clarification
Documentation Requirements, Section 2.2.1	Clarified that for loan amounts greater than \$2,000,000, either a third-party field review appraisal or a second full Uniform Residential Appraisal Report with interior and exterior inspection is required.
Additional Underwriting Requirements for Loan Amounts Higher Than \$1,000,000, Section 3.1.2	
Commitment Extensions, Section 2.3	Clarified that extensions to commitments are considered on a case-by-case basis and the contact information for our Servicing department has been added.
Reduced Coverage Medical and Dental Professionals Program, Section 3.3.1	Updated as follows: <ul style="list-style-type: none"> ▪ The program name was changed from “90.01–100% LTV, LPMI Singles Reduced Coverage Program” to “Reduced Coverage Medical and Dental Professionals Program.” ▪ The program name in Arch MI’s systems will change from “Arch LPMI Medical Down to 90%” to “Reduced Coverage Medical/Dental Program.” ▪ The minimum credit score will be lowered from 660 to 620 for LTVs 90.01–97%, with loan amounts up to \$500,000.
Standard Medical and Dental Professionals Program, Section 3.3.2	The program name in Arch MI’s systems was changed from “Arch Medical Program” to “Standard Medical/Dental Program.”
AMGC Community Program – LTV/Loan Amount/Credit Score/DTI, Section 3.4.1	Lowered the minimum credit score from 740 to 720.
Minimum Loan-to-Value (LTV), Section 3.6.7	This new section was created to clarify that loan-to-value ratios less than or equal to 80% are ineligible for Borrower-Paid Mortgage Insurance.
Closed Loans, Section 3.7	Clarified the definition of a closed loan to state that a closed loan is defined as a loan that did not previously have an AMGC Commitment issued, no payments have been made and the first payment is not past due.

<p>Seasoned Loans, Section 3.8</p>	<p>Updated as follows:</p> <ul style="list-style-type: none"> ▪ The section number changed from 3.7.1 to 3.8. ▪ Clarified the definition to state that a seasoned loan is defined as a loan that did not previously have an AMGC Commitment issued, is closed and at least one mortgage payment has been received or the first mortgage payment is past due. ▪ The contact information for Arch MI’s Servicing department has been added. ▪ For loans that have an expired commitment, have closed and a payment has been made, we refer the customer to section 2.3, Expired Commitment.
<p>Reserves, Section 5.9.5</p>	<p>Updated as follows:</p> <ul style="list-style-type: none"> ▪ The required reserves have been lowered from 9 months to 6 months for a primary residence, 1-Unit, SFD, SFA, Condos and Co-ops, purchase or rate/term refinance, with loan amounts of \$850,001–\$1,000,000, for loans underwritten to the Portfolio Program.

If you have questions about these changes, please contact your [Arch MI Account Manager](#).