



# MORTGAGEFUNDING

## AMF Releases New Non-QM Program Manual Version 6

Feb. 23, 2026

**Effective February 23, 2026, Arch Mortgage Funding, Inc. (AMF)** announces the release of its newly re-designed **Non-QM Program Manual**, Version 6, which supersedes all AMF Expanded-related content in the previous AMF Underwriting Guidelines Manual, Version 5.

This updated manual is a comprehensive overhaul of our Non-QM program, designed to enhance clarity, usability and market competitiveness. All program enhancements are effective immediately. New program restrictions apply to locks dated on or after March 9, 2026.

### Key Enhancements:

For complete details, contact your AMF Sales Representative to review the **AMF Non-QM Program Manual**

### Material Revisions.

Highlights include:

- **Loan Matrix:** Combines full and alternative income options into a single comprehensive program matrix.
- **Program Eligibility:** Adds 1-year Full Documentation and Written Verification of Employment (WVOE) income options. Revises Asset Depletion to amortize net qualifying assets by 84 months to determine qualifying income.
- **Borrower Eligibility:** Now includes non-permanent residents.
- **Underwriting Improvements:**
  - Minimum loan amount has been reduced to \$100,000.
  - Maximum DTI for all alternative income options has been increased to 50% subject to residual income requirements.
  - Interest-only maximum LTV has been increased to 80%.
  - Loan representative FICO® score — the primary wage earner's representative score is the loan's representative FICO score (except for Asset Depletion).
  - Cash-out proceeds and business funds are now permitted for required reserves.
  - Bank Statement Program — Minimum business ownership requirement for qualifying income reduced from 51% to 25%.
  - Two appraisals are now required on loan amounts greater than \$2,000,000. Transferred appraisals are now allowed.
  - Removes borrower affirmations for Bank Statement, IRS Form 1099 and Asset Depletion.

We're excited to bring this enhanced Non-QM program to market. It joins our new DSCR program, released last fall on Oct. 20. Together, the updated underwriting guidelines define new parameters for qualifying DSCR and Non-QM borrowers.

If you have questions, contact your [AMF Sales Representative](#) or email [creditscenarios@archmortgagefunding.com](mailto:creditscenarios@archmortgagefunding.com).