

CUSTOMER ANNOUNCEMENT

CA 2021-10 | December 6, 2021

► **Conforming and Jumbo Loan Limits Increase, Effective Immediately**

On November 30, 2021, the Federal Housing Finance Agency (FHFA) announced that the conforming loan limits for Fannie Mae and Freddie Mac will be increasing for loans delivered on or after January 1, 2022. Arch MI will support the new loan limits as detailed below.

1-Unit Properties (SFA, SFD, Condos, Co-ops and Manufactured Housing) — All Occupancy Types

EZ DecisioningSM Underwriting Requirements:

- Wherever our current maximum loan amount is \$548,250, the amount will increase to \$647,200.
- Wherever our current maximum loan amount is \$822,375, the amount will increase to \$970,800.

Standard Underwriting Requirements:

- Wherever our current maximum loan amount is \$548,250, the amount will increase to \$647,200.
- Wherever our current maximum loan amount is \$850,000, the amount will increase to \$970,800.
- Our jumbo loan amount range of \$850,001–\$1,500,000 will increase to \$970,801–\$1,500,000 and will expand both delegated submissions and non-delegated submissions with loan amounts up to \$1,500,000 as follows:
 - Delegated — maximum 85% CLTV and 41% DTI, with a minimum 740 credit score.
 - Non-delegated — maximum 90% CLTV and 43% DTI, with a minimum 720 credit score.

2–4 Unit Primary Residences

EZ Decisioning and Standard Underwriting Requirements:

- Wherever our current maximum loan amount for a 2-unit primary residence is \$1,053,000, the amount will increase to \$1,243,050, which is the high-cost maximum for a 2-unit property.
- Wherever our current maximum loan amount for a 3-unit primary residence is \$848,500, the amount will increase to \$1,001,650, which is the baseline conforming maximum for a 3-unit property.
- Wherever our current maximum loan amount for a 4-unit primary residence is \$1,054,500, the amount will increase to \$1,244,850, which is the baseline conforming maximum for a 4-unit property.

Updates to Arch MI Underwriting Manuals and Supporting Documents

The Underwriting Manuals and all supporting documents will be updated by mid-January 2022. However, as stated earlier, the new loan limits and additional requirement changes are effective immediately.

DU[®] Approve/Ineligible or LPASM Accept/Ineligible (For Loan Amount Only)

Loans receiving a Desktop Underwriter[®] (DU) Approve/Ineligible or a Loan Product Advisor[®] (LPA) Accept/Ineligible (for loan amount only) that were underwritten with DU or LPA prior to their system updates and are within Arch MI's new maximum loan amounts stated above will be eligible for insurance under Arch MI's EZ Decisioning program when all other underwriting requirements are met.



Arch MI Underwriting System Edits

All underwriting requirement system edits impacting the MI rate quote and application were updated on December 4, 2021. If you encounter an issue with receiving a rate quote or have any other questions about this announcement, please contact your [Arch MI Account Manager](#).