

CUSTOMER ANNOUNCEMENT

CA 2023-01-AMGC | February 23, 2023

► **AMGC Announces Expanded Loan Limits and Additional Underwriting Updates**

As a result of increased conforming loan limits and to support our customers' portfolio lending needs, Arch Mortgage Guaranty Company (AMGC) has expanded its loan limits for its AMGC Portfolio, Community and EqualAccess Homeownership Programs. In addition, we have updated and clarified other underwriting requirements.

All changes are effective February 23, 2023. The AMGC Underwriting Manual and all supporting documents have been updated on our website. All system updates have been completed.

Details of the changes are listed below.

AMGC Portfolio Program Loan Limits

1-Unit Properties (SFA, SFD, Condos, Co-ops), All Occupancy and Transaction Types:

- Wherever our current maximum loan amount was \$1,000,000, it has increased to \$1,100,000.

2-4 Unit Properties, Primary Residence, All Transaction Types:

- Wherever our current maximum loan amount was \$1,250,000, it has increased to \$1,500,000.

The previous maximum loan amount of \$1,000,000 has been increased to \$1,100,000 in all applicable sections of the Underwriting Manual.

AMGC Community Program

- The maximum loan amount has increased to \$726,200.

AMGC EqualAccess Homeownership Program

- The LTV/Loan Amount/Credit Score/DTI table has been reorganized to clarify that the minimum LTV is 95.01%.
- The maximum loan amount has increased to \$726,200.
- The term "expanded requirements" allowed for 95.01%–97% LTV transactions has been renamed "expanded flexibilities."
- Clarification has been added that for a borrower's credit score to be considered valid, the information on the credit report must be accurate. AMGC's requirement for a minimum of 3 tradelines evaluated for a minimum of 12 months (or 2 tradelines evaluated for a minimum of 24 months) does not apply to the AMGC EqualAccess Homeownership Program.
- Manufactured homes must meet all AMGC requirements. Single-wide manufactured homes continue to be ineligible for AMGC.
- The maximum loan term is 30 years.

Additional Underwriting Updates and Clarifications

Section	Guideline Topic	Underwriting Requirement Update and/or Clarification
Section 3.3.3	Medical and Dental Professionals Program, Additional Underwriting Requirements	The bullets outlining the minimum borrower contribution requirements have been reorganized for clarity.
Section 3.6	Financed MI	The bullets have been updated to reflect that the gross LTV, which includes the base loan amount and the financed MI, cannot exceed 103%.
Section 3.7.8	Unacceptable Loan Types	ARMs with a fixed-rate period less than 6 months are ineligible.
Section 3.8	Closed Loans without a Previous AMGC Commitment	Updated language clarifies that this section does not apply to single-close construction-to-permanent loans with an unexpired AMGC Commitment that are modifying to the permanent financing for which interest-only payments have been made during the construction period, and for which the mortgage insurance was not activated at the initial closing.
Section 4.2.2	Individual Tax Identification Number (ITIN)	Language related to ITINs has been updated. Loans to borrowers who have been issued an ITIN in lieu of a Social Security number continue to be ineligible.
Section 4.2.4	Non-Permanent Residents, Additional Underwriting Consideration for Non-Permanent Residents	Updated requirements reflect acceptance of an unexpired visa for non-permanent residents, provided that if the visa will expire within 6 months from the Note date; documentation must be provided to support acceptable renewal status and employer sponsorship. All other requirements for non-permanent residents, including 2-year residence history, 2-year employment history and established credit in the United States, continue to apply.
Section 5.3	Age of Documents	The language has been updated to clarify that appraisals must be dated within 120 days of the Note date. Appraisals older than 120 days up to 12 months require a recertification of value. Loans with appraisals older than 12 months will require a new appraisal.
Section 5.4.9.6	Foreclosure, Prior AMGC Claim	A borrower who was a debtor on a loan for which AMGC (or one of its affiliates) paid a claim may be considered for insurance on an exception basis (formerly ineligible).
Section 5.9.1	Minimum Borrower Contribution	The bullets outlining the minimum borrower contribution requirements have been reorganized into tables for clarity.
Section 6.7.1	Property Eligibility	Updated language clarifies that single-wide manufactured homes continue to be ineligible.

For more information, contact your [Arch MI Account Manager](#).