

AMAC Equity Secure Purchase Money Second Quick Reference

Below is an overview of AMAC's Open- and Closed-End Purchase Money Guidelines. For complete underwriting requirements, see the [AMAC Reporting Program Manual](#).

CLTV/Loan Amount/Credit Score/DTI Requirements*					
OCCUPANCY	PROPERTY TYPE	MAXIMUM CLTV* (FOR OPEN-END, USE FULL LINE AMOUNT TO CALCULATE)	MAXIMUM LOAN AMOUNT	MINIMUM CREDIT SCORE	MAXIMUM DTI
Primary Residence	1-Unit, SFD/SFA, Warrantable Condos	95%	\$250,000	660	40%
				740	45%

* The above applies to customers utilizing AMAC's Premium Rate Card. For customers utilizing AMAC's flat-rate pricing, the following restrictions apply:

- Maximum 95% CLTV with a minimum 740 credit score.
- Maximum 90% CLTV with a minimum 680 credit score.
- DTI not to exceed 40%.

Premium Rate Card eligibility is based on the submitting credit union's state and the pricing structure indicated on the declaration page. To determine Premium Rate Card eligibility, [click here](#).

Additional Requirements:

LOAN TERMS	<ul style="list-style-type: none"> Must be in second-lien position. Closed-End option with maximum 30-year term. Fixed-rate/fixed-payment, ARMs with a minimum initial fixed-rate term of three years and eligible balloon payment mortgages (maximum 80% CLTV). Open-End option with maximum 30-year term consisting of a 10-year draw period and 20-year repayment period. Minimum interest-only payments required during the draw period. The repayment period may consist of an eligible balloon payment mortgage (maximum 80% CLTV).
CREDIT REQUIREMENTS	<ul style="list-style-type: none"> Single-bureau credit report with "classic" FICO® score for each member meeting the minimum score requirement as shown in the table above. In addition to each member having a FICO score, each member must have sufficient credit depth supported by a minimum of two installment and two revolving accounts with a satisfactory 24-month payment history.
MEMBER REQUIREMENTS	<ul style="list-style-type: none"> All members on the loan must occupy the subject property as their primary residence. All members on the loan must be U.S. citizens or Permanent Residents.
INCOME REQUIREMENTS	All income used to qualify must be verified. See the AMAC Reporting Program Manual for complete details.
MINIMUM MEMBER CONTRIBUTION	<ul style="list-style-type: none"> All funds for the down payment must come from the member's own funds and must be fully documented. Borrowed funds and gift funds are not an acceptable source of down payment.
INTERESTED-PARTY CONTRIBUTIONS	Maximum 3% and must not exceed the total of actual closing costs and prepaids.
APPRAISAL REQUIREMENTS	<p>Full URAR appraisal complete with all exhibits, including interior/exterior inspections.</p> <ul style="list-style-type: none"> Single-family attached and detached — Fannie Mae Form 1004/Freddie Mac Form 70. Condominiums — Fannie Mae Form 1073/Freddie Mac Form 465. <p>CLTV based on the lesser of the purchase price or appraised value.</p>

QUALIFYING PAYMENT	<ul style="list-style-type: none"> ■ Open-End: Use 1% of the maximum line amount. ■ Closed-End: <ul style="list-style-type: none"> ■ Fixed-rate and ARMs with a minimum fixed-rate period of 60 months qualify using the fully amortizing payment at the Note rate. ■ ARMs with a minimum fixed-rate period of 36 months up to 59 months qualify using the fully amortizing payment at the Note rate plus 2%. ■ Balloon payment mortgages qualify at the fully amortized note rate over the term of the loan.
OTHER REQUIREMENTS	<p>The insured second lien cannot be behind a first mortgage that has any of the following loan characteristics:</p> <ul style="list-style-type: none"> ■ Negative amortization. ■ Option ARM. ■ ARM with an initial fixed-rate period of less than five years. ■ Open-end line of credit. ■ Reverse mortgage. ■ Amortization term greater than 360 months. ■ Interest-Only. ■ Balloon loan. ■ Privately held.
INELIGIBLE	<ul style="list-style-type: none"> ■ Properties > 20 acres. ■ Manufactured Homes. ■ 2-4 units. ■ Members with multiple bankruptcies. ■ Non-Permanent Residents. ■ Construction and renovation loans. <p>This list is not all-inclusive. For complete requirements, refer to the AMAC Reporting Program Manual.</p>

See the [AMAC Reporting Program Manual](#) for complete requirements.