

CUSTOMER ANNOUNCEMENT

CUA 2024-02 | March 27, 2024

► EZ Decisioning Supports Expanded Manufactured Home Eligibility

Arch MI supports affordable lending with low-down-payment options and flexible underwriting requirements for many of our loan programs, including manufactured home lending.

Effective March 27, 2024, we are expanding our EZ DecisioningSM manufactured home lending requirements to allow higher loan-to-value (LTV) and combined-loan-to-value (CLTV) options for manufactured homes meeting Fannie Mae MH Advantage[®] and Freddie Mac CHOICEHome[®] eligibility requirements. In addition, we are increasing the eligible loan amount from \$766,550 to \$1,149,825 for multi-wide manufactured homes. For complete details, see below.

EZ Decisioning for Manufactured Homes — All Expansions Reflected in Teal Font

OCCUPANCY	TRANSACTION TYPE	MANUFACTURED HOME PROPERTY TYPE	MAX. LTV	MAX. CLTV	MAX. LOAN AMOUNT	MIN. CREDIT SCORE*	MAX. DTI
Primary Residence	Purchase, Rate/Term Refinance, Construction-to-Permanent	MH Advantage/ CHOICEHome	97%	105%	\$766,550**	620	50%
			95%	105%	\$766,551– \$1,149,825		
		Manufactured Homes	95%	105%	\$766,550**		
			95%	95%	\$1,149,825		
Second Home	Purchase, Rate/Term Refinance, Construction-to-Permanent	Manufactured Homes	90%	90%	\$1,149,825		

* A credit score below 620 is permitted with a Desktop Underwriter Approve/Eligible recommendation.

** \$1,149,825 for properties located in AK or HI.

Additional EZ Decisioning Manufactured Home Underwriting Requirements:

- All loans must receive a Desktop Underwriter[®] (DU[®]) Approve/Eligible or Loan Product Advisor[®] (LPASM) Accept/Eligible recommendation.
- Manufactured homes with LTVs > 95% must meet Fannie Mae MH Advantage or Freddie Mac CHOICEHome eligibility requirements.
- All manufactured homes, including MH Advantage and CHOICEHome, must be submitted to Arch MI as a manufactured home.
- When the CLTV is greater than the maximum LTV, the subordinate financing must meet Fannie Mae’s Community Seconds[®] or Freddie Mac’s Affordable Seconds[®] requirements. The loan must be identified as an affordable housing loan within the MI submission.
- Single-wide manufactured homes, and any manufactured home that is an investment property or renovation loan, remain ineligible.
- All other EZ Decisioning requirements apply.

Standard Underwriting Requirements for Manufactured Homes:

There are no changes to our Standard Underwriting Requirements for manufactured homes, which continue to allow a maximum 90% LTV and \$766,550 loan amount when a valid DU Approve/Eligible or LPA Accept/Eligible recommendation is missing.

The Credit Union Underwriting Manuals and Quick References will be updated in a future release.

If you have any questions about this announcement, contact your Arch MI Account Manager.