

Announcing updates to Underwriting Guidelines

We're updating our Underwriting Guide; highlights of the changes are below. We'll include a detailed Summary of Changes in the Guide upon publication. The revised Guide is effective Oct. 2, 2023, and will be posted to mgic.com on that day.

Non-AUS – Standard Loans

- **Condominium (UWG 3.13.05):** We've simplified our guidelines to align with Agency condominium requirements with the following additional requirements:
 - Manufactured housing units are ineligible
 - Maximum exposure of no more than 33% of the total sold units in a project
- **National – Primary Residence (UWG 3.02.01a), National – Second Home (UWG 3.02.01b), HFA – Primary Residence (UWG 3.02.02b), Community Lending – Primary Residence (UWG 3.02.02c) & Interest Rate Buydown (Temporary) (UWG 3.08.05):** We've expanded guidelines to allow temporary buydowns on manufactured homes
- **Restricted Stock Units (RSUs) (UWG 3.09.02b – New Section):** We've expanded guidelines to allow restricted stock units for qualifying income. Highlights of documentation requirements include:
 - RSU must be fully vested
 - Stock is publicly traded
 - Current employer distributed stock to borrower without restrictions
 - W-2s for the most recent consecutive 2 years of income
 - Most recent paystubs covering 30 days, including evidence of YTD earnings and receipt of RSU payout
- **Credit Freezes (UWG 3.11.07):** We're no longer requiring customers to access a borrower's credit report to determine their credit profile when a borrower has only one repository with a credit freeze, and has at least 2 other repositories that are not frozen and 2 credit scores available
- **Manufactured Home (UWG 3.13.08):** We're requiring that previous additions and structural modifications have evidence of compliance with state or local requirements or a licensed professional engineer

For more information:

- Contact your MGIC representative, mgic.com/contact
- Contact Customer Service, customer_service@mgic.com or 1-800-424-6442
- See our Underwriting Guide, mgic.com/guides