

Announcing increases to loan amount limits for Standard Loans, other underwriting updates

We're updating our Underwriting Guide; see highlights of those changes below.

Underwriting update highlights

Effective immediately, we're increasing our Standard loan limit amounts. This is separate from and in addition to our [recently announced](#) alignment with the Agencies' 2021 loan limits for MGIC Go! loans.

- In all Underwriting Summaries in Section 3.02 of our Underwriting Guide, we're increasing our loan amount limits of:
 - \$525,000 to \$550,000
 - \$750,000 to \$850,000
 - \$800,000 to \$850,000 in Alaska and Hawaii
- In Underwriting Summary 3.02.01c, National – Primary Residence, Loan Amount >\$850,000, we're making the following changes noted in **purple**:

Max. LTV/CLTV		Max. Loan Amount		Min. Reserves (No. months' PITI)	
Jul. 1, 2020	Dec. 21, 2020	Jul. 1, 2020	Dec. 21, 2020	Jul. 1, 2020	Dec. 21, 2020
90%	90%	\$850,000	\$1,000,000	6	9
90%	90%	\$1,250,000	\$1,500,000	12	12
90%	85%	\$1,500,000	\$2,000,000	12	12

Also, effective immediately, we're expanding rate-term refinance guidelines (UWG 3.06.02). For the new insured loan, we'll allow:

- Payoff of an unseasoned subordinate lien provided the entire proceeds were used and documented for home improvements in accordance with our Home Improvement/Renovation guidelines (UWG 3.06.05)
 - The loan must be submitted for non-delegated underwriting
- Buyout of an owner's interest provided
 - It was the result of a divorce, separation or dissolution of domestic partnership,
 - The subject property was jointly owned for at least 12 months prior to the new loan, and
 - All parties signed a written agreement stating terms of the property transfer and the proposed disposition of the refinance proceeds

See our Underwriting Guide for complete requirements. We'll publish an updated version of the Guide early next year. All temporary guidance related to COVID-19 remains in effect. For your convenience, the updated version of the Guide will also speak to temporary COVID-19 policies.

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
- See other MGIC Underwriting Bulletins, mgic.com/bulletins