

# Community Lending – Primary Residence

See [mgic.com/uwguide](http://mgic.com/uwguide) for additional criteria.

For properties in Guam and Puerto Rico, see their respective underwriting summaries at [mgic.com/guides](http://mgic.com/guides).

## Enter MGIC Program 4881 for community lending programs

Our Community Lending program is exclusively for loans originated and closed as part of a community lending first-mortgage program – one that employs income limits, geographic targeting (regardless of income) or both in order to concentrate lending activity on under-served borrowers and communities.

Loan Purpose	Property Type	Max. LTV/CLTV	Max. Loan Amount	Min. Credit Score	Max. Total DTI <sup>2</sup>	Min. Reserves (No. months' PITI)
Purchase, Rate/Term Refinance, Construction-Permanent, Home Improvement/Renovation	1-Unit Detached, Attached, Condominium, Co-Op	97%/105%	\$550,000 <sup>1</sup>	660	45%	2
	2-Unit	95%/105%	\$850,000	680	45%	2
Purchase, Rate/Term Refinance, Construction-Permanent	Manufactured Home	95%/95%	\$550,000 <sup>1</sup>	660	45%	2
<sup>1</sup> Alaska and Hawaii	Maximum loan amount: \$850,000					
Underwriting Options	<ul style="list-style-type: none"> <li>– ≤ 97% LTV/CLTV – Delegated (UWG 1.07) or non-delegated (UWG 1.08)</li> <li>– &gt; 97% CLTV – Non-delegated (UWG 1.08)</li> </ul>					
Loan Type	<ul style="list-style-type: none"> <li>– Fixed-rate</li> <li>– Fully amortizing ARM with an initial term of 5 years or more</li> </ul>					
Loan Purpose	Construction-permanent – <b>Ineligible:</b> Attached, condominium, co-op					
Manufactured Homes	<ul style="list-style-type: none"> <li>– Fannie Mae MH Advantage/Freddie Mac CHOICEHome mortgages must be identified to MGIC as manufactured homes</li> <li>– <b>Ineligible:</b> Single-wide, leasehold, temporary buydown</li> </ul>					
Down Payment Assistance/ Subordinate Financing	<ul style="list-style-type: none"> <li>– Down payment assistance (e.g., loans, grants, etc.) may be used for down payment, closing costs and reserves after the minimum borrower contribution has been met. (See UWG 3.10.01)</li> <li>– Must meet Fannie Mae's Community Seconds or Freddie Mac's Affordable Seconds guidelines</li> <li>– If monthly payment is required (including deferred), include secondary financing in CLTV and monthly payment in proposed housing payment</li> <li>– <b>Ineligible:</b> Funds provided by an interested party or the lender</li> </ul>					
Nontraditional Credit	When no borrower has a valid credit score: <ul style="list-style-type: none"> <li>– Follow our nontraditional credit guidelines (UWG 3.11.04)</li> <li>– Maximum 90% LTV</li> <li>– Requires non-delegated underwriting (UWG 1.08)</li> </ul>					
Borrower's Own Funds	Minimum borrower's own funds toward the down payment, closing costs, prepaids and reserves: <ul style="list-style-type: none"> <li>– 1 unit: 1%               <ul style="list-style-type: none"> <li>– Gifts of cash can apply toward the 1%: Maximum DTI 41%; credit score ≥ 720; (see UWG 3.10.04b)</li> </ul> </li> <li>– 2 units: 3%</li> </ul>					
Interested Party Contributions	Maximum contribution <ul style="list-style-type: none"> <li>– &gt; 90% LTV/CLTV – 3%</li> <li>– ≤ 90% LTV/CLTV – 6%</li> </ul>					
Other Program Requirements	Medical collections – Up to \$1,000 aggregate may remain unpaid at closing					
Notes	<sup>2</sup> When qualifying your borrower for MGIC mortgage insurance, note that we do not require you to include the mortgage insurance premium in the DTI calculation.  We reserve the right to decline an application for excessive borrower exposure or history of claim or rescission.					