



Super Jumbo Pro™ is part of the MGIC Portfolio Playbook™ family. For more information about additional Playbook products, contact your MGIC representative or go to mgic.com/playbook.

Underwriting and documentation requirements are specific to MGIC mortgage insurance.

Throughout this document, we will refer you to supporting information in our Underwriting Guide. For example, (UWG 3.06) means you will find related information in Section 3, subsection 6, of the Guide. See our Underwriting Guide at mgic.com/uwguide.

Loans must meet requirements stated below and in our Underwriting Guide Section 1 and Section 3. Where indicated in the Guide, you may follow standard Agency guidelines and Agency selling guide documentation requirements (UWG 1.03.03), along with any specified MGIC guidelines and requirements. Consult your internal staff regarding regulatory and compliance requirements.

Changes to guidelines found in the previous version of this document are highlighted in purple.

Eligibility Matrix (Owner-Occupied, Primary Residence)

Loan Purpose	Property Type	Max. LTV/CLTV	Max. Loan Amount	Min. Credit Score	Max. Total DTI ¹	Min. Reserves (Number of Months' PITI)	Min. Borrower Contribution
Purchase, Rate/ Term Refinance, Construction- Permanent ² , Home Improvement	1-Unit Detached, Attached, Condominiums, PUDs, Co-Ops	95%	\$1,249,125	680	45%	6	5%
		90%	\$1,650,000	720	43%	12	10%
		85%	\$2,150,000	740	43%	12	10%
	2-Unit	95%	\$1,249,125	680	45%	6	5%

¹When qualifying your borrower for MGIC mortgage insurance, note that we do not require you to include the mortgage insurance premium in the DTI calculation.

Eligible Origination Channels

- Retail
- Correspondent
- Third-party originator (TPO)

Documentation

Complete Origination File documents (UWG 1.07.02).



Super Jumbo Pro

Product Description

Underwriting Options

Loan amount ≤ \$1,249,125:

- Delegated Underwriting (UWG 1.08): Submit an application with loan data only (in lieu of physical documents) via the Loan Center, your loan origination system or other electronic data interface
- Non-Delegated Underwriting (UWG 1.09): Submit documents with your MGIC insurance application via the Loan Center or other document delivery service. Upon review, we may request additional documentation

Loan amount > \$1,249,125:

- Non-Delegated Underwriting (UWG 1.09): Submit documents with your MGIC insurance application via the Loan Center or other document delivery service. Upon review, we may request additional documentation.

Certain underwriting features may restrict submission options. See our Underwriting Guide for details, mgic.com/uwguide.

Mortgage Insurance Premium Plans

- Borrower-Paid: Monthly, Single, Annual, Split, Choice Monthly
- Lender-Paid: Monthly, Single

Mortgage Insurance Coverage – Get a rate quote with MiQ, mgic.com/MiQ

A wide range of flexible coverage options are available. Check with your MGIC representative for options.

Non-Occupant Co-Borrower (UWG 3.04.03)

- The occupant borrower must meet all MGIC Underwriting Guidelines without including the non-occupant co-borrower's income and assets for qualifying purposes; after occupying borrower's assets meet the own funds requirement in UWG 3.10.01, non-occupant co-borrower's assets may be considered
- The non-occupant co-borrower's credit will be considered for eligibility and premium pricing
- The non-occupant co-borrower may not be an interested party (e.g., seller, builder, real estate agent)

Loan Purpose (UWG 3.06)

- See eligible loan purposes in the eligibility matrix on page 1
- Ineligible:
 - Cash-out refinance transactions
 - ²Construction-Permanent transactions: Attached, condominium, co-op
 - Home Equity Line of Credit (HELOC) transactions

Loan Type and Terms (UWG 3.08)

- Maximum term: 40 years
- Fixed-rate
- Fully amortizing ARM with an initial fixed period of 5 years or more
- Balloon with an initial term of 5 years or more
- Ineligible: Interest-only, GPM, scheduled neg-am, potential neg-am, temporary buydown

Super Jumbo Pro

Product Description

Property Types and Considerations (UWG 3.13)

- Rural properties (UWG 3.13.09)
 - We'll consider rural properties under the same conditions as those located in suburban or urban locations when:
 - The appraiser deems the property's best use as residential
 - No income derived from the property is used for qualifying
- Properties with more than 20 acres (UWG 3.13.01)
 - Maximum loan amount: **\$1,249,125**
 - Land value may not exceed 50% of the total value
 - Require non-delegated underwriting (UWG 1.09)
- For properties accessed by a private road, see UWG 3.13.11c
- **Ineligible: Manufactured homes, 3- to 4-unit properties, properties in Guam or Puerto Rico**

Appraisals and Property Valuation (UWG 3.14)

- You must obtain an appraisal to establish the property's value
- Must have a condition rating C4 or better
- Must have a quality rating Q5 or better
- Loan amount \leq **\$1,249,125** – A Uniform Residential Appraisal Report (URAR)
- Loan amount $>$ **\$1,249,125** – 2 independent URARs or 1 independent URAR plus an appraiser-provided field review supporting its value

Portfolio Playbook™ and Super Jumbo Pro™ are MGIC trademarks.