



Customize your community lending program

Our Community Pro product presents a fresh alternative to the GSEs' 3% down and the FHA's 3.5% down programs:

- Differentiate yourself in the eyes of real estate agents
- Set your own rules: household income limits; geographic target areas, regardless of income; first-time homebuyer status; counseling requirements; and MI coverage
- Finance down payment and closing cost assistance up to 105% CLTV
- Drive new business to meet your lending goals

Community Pro can help your borrowers:

- Increase their buying power
- Expand their cash-flow options
- Reduce their monthly mortgage payment

Portfolio Playbook™ and Community Pro™ are MGIC trademarks.

**PORTFOLIO
PLAYBOOK™**

Learn more...

Review the Community Pro product description for details, mgic.com/playbook.

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Close the affordability gap

While GSE programs play an invaluable role in helping first-time borrowers afford homes, current guidelines could exclude some worthy candidates.

MGIC can help you close the gap. Set your own income and geographic standards with our Community Pro product, designed to help you meet the needs of under-served borrowers in your community.

Compare Community Pro™, Fannie Mae HomeReady® and Freddie Mac Home Possible® guidelines

	MGIC Community Pro	Fannie Mae HomeReady	Freddie Mac Home Possible
Income limits	Lender-defined*	80% of AMI	80% of AMI
Geographic only eligibility	Lender-defined*	Not available	Not available
Maximum LTV/CLTV	97%/105%	DU® – 97%/105% Manual – 95%/105%	Loan Product Advisor® & Manual 97%/105%
Financed borrower-paid single MI premium	Eligible, may not exceed 97% LTV excluding financed premium amount	Eligible, may not exceed 97% LTV including financed premium amount	Eligible, may not exceed 97% LTV including financed premium amount
Loan-level pricing adjustments (LLPAs)	N/A	N/A	N/A
Minimum credit score	660	DU – 620 Manual – 660	Loan Product Advisor – No minimum** Manual – 660
MI coverage level	Lender-defined	25%	25%
Homebuyer education	Not required	Required when all borrowers are first-time homebuyers	Required when all borrowers are first-time homebuyers

*Definition must concentrate lending activity on under-served borrowers and communities.

**MGIC has a minimum credit score requirement of 620.

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