

MGIC Updates Underwriting Requirements

Effective Date Sept. 13, 2016

The following underwriting changes are effective with MI applications we receive on or after Sept. 13, 2016. For more detail, please see our Underwriting Guide (UWG).

Standard Underwriting Requirements	
Co-Ops	<ul style="list-style-type: none"> Increased the maximum LTV for primary residences from 90% to 97% for loan amounts to \$417,000, and from 90% to 95% for loan amounts to \$650,000 (UWG 3.02.01a, 3.02.02)
Rate/Term Refinance/ Ownership Interest	<ul style="list-style-type: none"> Removed the rate/term refinance requirement that a borrower must be obligated on the loan being refinanced Replaced Continuity of Obligation requirements with Ownership Interest requirements (UWG 3.03.02)
Credit	<ul style="list-style-type: none"> Added guidance regarding established credit requirements, where 1 or more borrowers have a valid credit score and 1 or more co-borrowers do not (UWG 3.10.02b)
Restructured Loans	<ul style="list-style-type: none"> Expanded refinance Underwriting Requirements to allow payoff of an existing lien that was restructured: <ul style="list-style-type: none"> Rate/term refinance: The restructure was completed a minimum of 4 years prior to loan application (UWG 3.10.05e) Cash-out refinance: The restructure was completed a minimum of 7 years prior to loan application (UWG 3.10.05e)
MGIC Go! Underwriting Requirements	
Home Possible®	<ul style="list-style-type: none"> Home Possible® loans require a Loan Product AdvisorSM Accept/Eligible response (UWG 2.02.01b, 2.02.04b)
HomeStyle® Energy	<ul style="list-style-type: none"> HomeStyle® Energy loans require a DU® Approve/Eligible response (UWG 2.02.01b, 2.02.04b)
Credit	<ul style="list-style-type: none"> Added guidance regarding established credit requirements, where 1 or more borrowers have an Agency-acceptable credit score and 1 or more co-borrowers do not (UWG 2.03.03)

Questions?

For more information:

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

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