

CUSTOMER ANNOUNCEMENT

CA 2018-07 | December 4, 2018

► Conforming Loan Limits Increase in 2019

On November 27, 2018, the Federal Housing Finance Agency (FHFA) announced that the conforming loan limits for Fannie Mae and Freddie Mac will be increasing for loans delivered on or after January 1, 2019. **Effective immediately**, Arch MI will support the new loan limits as detailed below.

1-Unit Properties (SFA, SFD, Condos, Co-ops and Manufactured Housing) – All Occupancy Types:

EZ Decisioning and Standard Underwriting Requirements:

- Wherever our current maximum loan amount is \$453,100, it will increase to \$484,350.
- Wherever our current maximum loan amount is \$679,650, it will increase to \$726,525.
- All other maximum loan amounts for 1-unit properties will remain the same.

2-Unit Primary Residences:

EZ Decisioning and Standard Underwriting Requirements:

- The maximum loan amount for 2-unit primary residences will increase from \$679,650 to \$930,300.

3–4 Unit Primary Residences:

EZ Decisioning Underwriting Requirements:

- 3–4 unit properties are now eligible when using our EZ DecisioningSM underwriting requirements as follows:

OCCUPANCY	TRANSACTION TYPE	PROPERTY TYPE	MAXIMUM		MAXIMUM LOAN AMOUNT	MINIMUM CREDIT SCORE	MAXIMUM DTI
			LTV	CLTV			
Primary Residence (only)	Purchase and Rate/Term Refinance	3-units	95%	95%	\$749,650	660	50%
		4-units	95%	95%	\$931,600	660	

Standard Underwriting Requirements:

- The maximum loan amount for 3-unit primary residences will increase from \$679,650 to \$749,650.
- The maximum loan amount for 4-unit primary residences will increase from \$679,650 to \$931,600.

Additional Information

The Arch MI Underwriting Manual will be updated by mid-December 2018; however, you may begin using the new loan amounts immediately.

Loans that receive a Desktop Underwriter[®] (DU[®]) Approve/Ineligible or a Loan Product Advisor[®] (LPA) Accept/Ineligible (for loan amount only) that were underwritten with DU or LPA prior to their system updates and are within Arch MI's new maximum loan amounts stated above will be eligible for insurance under Arch MI's EZ Decisioning programs when all other underwriting requirements are met.

All underwriting requirement system edits impacting the MI rate quote and application will be updated by mid-December 2018. If you encounter an issue with receiving a rate quote or have any other questions about this announcement, please contact your [Arch MI Account Manager](#).