

## CUSTOMER ANNOUNCEMENT

CA 2019-03 | Oct 7, 2019

- The **Arch MI Underwriting Manual** (the Manual) was updated on October 7, 2019. The vast majority of the changes and clarifications outlined below are minor in nature and do not substantially alter the Underwriting Requirements. All changes are effective October 7, 2019, unless otherwise noted.

Topic/Section	Change/Clarification
<b>Commitment Terms, Section 1.04.01.02</b>	The commitment term for a manufactured home construction-to-permanent loan was changed to 12 months effective August 17, 2019.
<b>SwiftClose<sup>SM</sup></b>	The term <i>SwiftClose</i> was removed from the Manual, and EZ Decisioning <sup>SM</sup> will be used exclusively for loans underwritten with Desktop Underwriter <sup>®</sup> (DU <sup>®</sup> ) and Loan Product Advisor <sup>®</sup> .
<b>Ineligible Recommendations Allowed for EZ Decisioning, Section 2</b>	An Approve/Ineligible or Accept/Ineligible recommendation due to a Second Home with an LTV of 85.01% to 90% was removed as an allowable Ineligible recommendation since both Agencies now allow a Second Home to 90% LTV.
<b>EZ Decisioning — LTV/Loan Amount/Credit Score/DTI Requirements, Section 2.01</b>	This section was updated to clarify the following: <ul style="list-style-type: none"> <li>▪ Purchase and rate/term refinance transactions include construction-to-permanent and renovation loans.</li> <li>▪ Manufactured homes are allowed as second homes effective July 29, 2019.</li> </ul>
<b>EZ Decisioning — Additional Underwriting Requirements, Section 2.02</b>	Fannie Mae High Loan-to-Value Refinance Option loans and Freddie Mac Enhanced Refinance Mortgage <sup>SM</sup> loans were added as <b>ineligible</b> for EZ Decisioning. These loans are generally handled as a modification through our Servicing department.
<b>Agency HARP Programs</b>	All references to Fannie Mae DU Refi Plus <sup>®</sup> and Refi Plus <sup>®</sup> and Freddie Mac Relief Refinance <sup>SM</sup> were removed throughout the Manual as they are no longer offered by the Agencies.
<b>Standard Underwriting Requirements — LTV/Loan Amount/Credit Score/DTI Requirements, Section 3.03.01</b>	This section was updated as follows: <ul style="list-style-type: none"> <li>▪ Clarified that manufactured homes are allowed as second homes. This was effective July 29, 2019.</li> <li>▪ Added rows for construction-to-permanent and renovation loans.</li> </ul>

<b>Loan Amounts \$726,526–\$850,000, Section 3.03.01.01</b>	This new section was added and replaces section 3.06.01.01, Jumbo Loans with Loan Amounts \$726,526–\$850,000. No changes to the requirements were made.
<b>Loan Amounts \$850,001–\$1,500,000, Section 3.03.01.02</b>	This new section was added and replaces section 3.06.01.02, Jumbo Loans with Loan Amounts \$850,001–\$1,500,000. No changes to the requirements were made.
<b>Jumbo Loan Amounts, Section 3.06.01</b>	This section was removed and became part of section 3.03.01 as mentioned above. No changes to the requirements were made.
<b>Affordable Housing, Section 3.06.01</b>	This section’s number changed from 3.06.02 to 3.06.01. No changes to the requirements were made.
<b>The Medical and Dental Professionals Program, Section 3.06.02</b>	This section’s number changed from 3.06.03 to 3.06.02. No changes to the requirements were made.
<b>Renovation Loans — Additional Requirements, Section 3.08.02.02</b>	The LTV and loan amount requirements were removed from this section since they have been added to section 3.03.01. No changes to the requirements were made.
<b>Construction-to-Permanent Loans - Additional Requirements, Section 3.08.03.02</b>	The LTV and loan amount requirements were removed from this section since they have been added to section 3.03.01. No changes to the requirements were made.
<b>Manufactured Homes - Commitment Term, Section 3.14.04.04</b>	This section was removed since the commitment terms for a manufactured home are the same as for all other properties effective August 17, 2019.
<b>Ineligible for Manufactured Homes, Section 3.14.04.04</b>	This section was updated as follows: <ul style="list-style-type: none"> <li>▪ The section’s number changed from 3.14.04.05 to 3.14.04.04.</li> <li>▪ Second homes were removed as ineligible effective July 29, 2019.</li> </ul>
<b>Second Home, Section 3.15.02</b>	This section was updated to remove manufactured homes as ineligible effective July 29, 2019.

For more information, contact your **Arch MI Account Manager**.