

EFFECTIVE NOVEMBER 24, 2020

# EZ Decisioning Quick Reference

For loans underwritten with Desktop Underwriter or Loan Product Advisor

From EZ Decisioning<sup>SM</sup> to great pricing and more — Arch MI has it all. We think we have the best service and the best value in the industry. Come see why!

Loans receiving one of the following Desktop Underwriter<sup>®</sup> (DU<sup>®</sup>) or Loan Product Advisor<sup>®</sup> recommendations are eligible:

- DU Approve/Eligible or Loan Product Advisor Accept/Eligible.
  - DU Approve/Ineligible or Loan Product Advisor Accept/Ineligible where the ineligibility is due to the following reasons only:
    1. LTV.
    2. Loan amount.
    3. Loan type (when the requirements in section 3.07 of the Credit Union Underwriting Manual are met).
    4. None of the members are first-time homebuyers.
  - Loans with an Approve/Ineligible or Accept/Ineligible recommendation are not allowed for loans with non-traditional credit or for which the subject property is a manufactured home.
- Arch MI does not approve loans for mortgage insurance based solely on the Agency automated underwriting system (AUS) decision.

Eligible Loan Types: Fixed-Rate/Fixed-Payment, ARMs, Buydowns and Balloon Mortgages

Occupancy	Transaction Type	Property Type	Maximum		Maximum Loan Amount	Minimum Credit Score <sup>1</sup>	Maximum DTI
			LTV	CLTV			
Primary Residence	Purchase & Rate/Term Refinance <sup>2</sup>	1-Unit, SFD/SFA, Condos, Co-ops	97%	105% <sup>3</sup>	\$548,250	620	50%
			95%	105% <sup>3</sup>	\$548,251–\$822,375		
		Manufactured Homes <sup>4</sup>	95%	95%	\$548,250		
		2-Unit	95%	100% <sup>3</sup>	\$1,053,000		
		3-Unit	95%	95%	\$848,500		
	4-Unit	95%	95%	\$1,054,000			
	Cash-out Refinance	1-Unit, SFD/SFA, Condos, Co-ops	95%	95%	\$822,375		
Second Home	Purchase & Rate/Term Refinance <sup>2</sup>	1-Unit, SFD/SFA, Condos, Co-ops	90%	90%	\$822,375		
		Manufactured Homes <sup>4</sup>	90%	90%	\$548,250		
Investment Property	Purchase & Rate/Term Refinance <sup>2</sup>	1-Unit, SFD/SFA, Condos, Co-ops	85%	85%	\$822,375		

<sup>1</sup> Non-traditional credit (a loan for which no member has a credit score) is allowed with a DU Approve/Eligible recommendation or LPA Accept/Eligible when the loan meets all Fannie Mae DU or Freddie Mac LPA requirements. The loan must be submitted non-delegated. Members using non-traditional credit are ineligible when the credit union submitting the MI application is located in WA.

<sup>2</sup> Includes construction-to-permanent and renovation loans for both purchase and rate/term refinance transactions. Renovation loans are not allowed for manufactured homes.

<sup>3</sup> When the CLTV is greater than the maximum LTV, the subordinate financing must meet Fannie Mae's Community Seconds<sup>®</sup> or Freddie Mac's Affordable Seconds<sup>®</sup> requirements. The loan must be identified as an Affordable Housing loan within the MI submission.

<sup>4</sup> The following are ineligible for manufactured homes:

- Approve/Ineligible or Accept/Ineligible recommendations.
- Single-wide properties.
- Renovation loans.
- Investment properties.

The following Arch MI overlays apply:

EZ Decisioning ineligible but may be eligible with our Standard Underwriting	EZ Decisioning	Standard Underwriting
Fannie Mae Rural High-Needs Appraisal Waiver.	✗	✗
Sweat Equity.	Allowed with restrictions.	✗
Single-wide manufactured home.	✗	✗
Property located outside the 50 United States and the District of Columbia (including Puerto Rico, Guam and the Virgin Islands).	✗	✗
Members without a Social Security number (SSN).	✗	✗
Members who already have the maximum number of loans insured with Arch MI.	✗	✗
A member on a loan for which Arch MI paid a claim.	✗	✗
Fannie Mae High Loan-to-Value Refinance Option loans and Freddie Mac Enhanced Relief Refinance Mortgage® loans.	✗	✓
Seasoned loans.	✗	✗

See our Credit Union Underwriting Manual at [archmicu.com/uwmanual](https://archmicu.com/uwmanual) for complete requirements.