

# MGIC GO! STREAMLINED MI FOR HOUSING FINANCE AGENCIES (HFAS)

For properties in Guam and Puerto Rico, see their respective underwriting summaries at [mgic.com/guides](http://mgic.com/guides).

## EXCLUSIVELY FOR LOANS:

- Originated and closed as part of an HFA first mortgage program
  - Enter MGIC Program #2881 (state HFAs) and #3881 (local HFAs)
- With a valid Agency AUS response of:
  - DU Approve/Eligible or
  - Loan Product Advisor Accept/Eligible

## FOLLOW FINDINGS/FEEDBACK REQUIREMENTS FOR:

- Documentation
- Tradelines, credit history
- Borrower contribution, including gift funds
- Reserves
- Other criteria

Apply the following MGIC Go! overlays\*; otherwise, refer to the respective Agency seller guide for requirements not provided in the Findings/Feedback.

## QUESTIONS?

Contact  
your MGIC  
representative,  
[mgic.com/contact](http://mgic.com/contact).

Primary Residence	Detached, Attached, Condominiums, Co-Ops	1 to 2	97%/105%	620
		3 to 4	95%/95%	700
	Manufactured Homes	1	95%/105%	620
**DTI Ratio	<ul style="list-style-type: none"> <li>· &gt; 45% Total DTI – Minimum 700 credit score</li> <li>· 3- to 4-unit properties – 45% Total DTI</li> </ul> When qualifying your borrower for MGIC mortgage insurance, note that we do not require you to include the mortgage insurance premium in the DTI calculation.			
Minimum Credit Score	<ul style="list-style-type: none"> <li>· Use the lowest of all Borrower Indicator Scores — if you have more than 1 Agency-acceptable credit score for a borrower, use the lower of 2 or middle of 3 scores for each borrower. See UWG 2.03.02</li> <li>· If no borrower has an Agency-acceptable credit score:                             <ul style="list-style-type: none"> <li>– Follow the respective Agency's requirements for nontraditional credit; see UWG 2.03.03</li> <li>– The loan must receive a DU Approve/Eligible or Loan Product Advisor Accept/Eligible response to be Go! eligible</li> </ul> </li> </ul>			
Submission Options	Delegated MI Underwrite (UWG 1.06.01), MGIC MI Underwrite (UWG 1.06.02) or MGIC MI Underwrite/Full-Doc Review (UWG 1.06.03)			
Other Underwriting Requirements	<ul style="list-style-type: none"> <li>· Loans must follow UWG Section 1 and Section 2 requirements</li> <li>· Information you submit to MGIC must be consistent with the final Agency AUS response</li> <li>· Lender-negotiated waivers or variances require MGIC approval, with the exception of these pre-approved programs: cooperative share loans, Fannie Mae HomeStyle Renovation Mortgages, Fannie Mae HFA Preferred, Freddie Mac Home Possible Advantage for HFAs and affordable housing secondary financing</li> <li>· The HFA may have additional criteria for eligibility; lenders are responsible for assuring each loan complies with both HFA program requirements and MGIC requirements</li> <li>· Ineligible:                             <ul style="list-style-type: none"> <li>– Sweat equity exceeding 5% of the property value</li> <li>– DU Refi Plus™ and Freddie Mac Relief Refinance Mortgage<sup>SM</sup> — Open Access loans</li> <li>– Borrowers who already have the maximum number of MGIC-insured loans (UWG 1.03.04) or who have had a loan where MGIC paid or denied a claim (UWG 1.03.05)</li> </ul> </li> </ul> *Subject to MGIC underwriter discretion			

## HFAs – PRIMARY RESIDENCE

FOR LOANS THAT DO NOT MEET MGIC GO! STREAMLINED MI FOR HFAS OR THAT ARE NOT PROCESSED THROUGH AN AGENCY AUS SEE [MGIC.COM/UWGGUIDE](http://MGIC.COM/UWGGUIDE) FOR ADDITIONAL CRITERIA.

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HFA  
UNDERWRITING  
SUMMARY  
EFFECTIVE  
NOVEMBER 21, 2018

ENTER MGIC PROGRAM 2881 FOR STATE HFAS; 3881 FOR LOCAL HFAS

Loan Purpose	Property Type	Max. LTV/CLTV	Max. Loan Amount	Min. Credit Score
Purchase, Rate/Term Refinance, Construction-Permanent, Home Improvement	1-Unit Detached, Attached, Condominiums, Co-Ops	97%/105%	\$475,000 AK & HI \$700,000	660
	2-Unit	95%/105%	\$650,000	680
Purchase, Rate/Term Refinance, Home Improvement	1-Unit Manufactured Homes*	95%/95%	\$475,000	660
Documentation	Complete Loan Origination File (UWG 1.06.03)			
Submission Options	<ul style="list-style-type: none"> <li>• ≤ 97% LTV/CLTV – Delegated MI Underwrite (UWG 1.06.01), MGIC MI Underwrite (UWG 1.06.02) or MGIC MI Underwrite/Full-Doc Review (UWG 1.06.03)</li> <li>• &gt; 97% CLTV – MGIC MI Underwrite/Full-Doc Review (UWG 1.06.03)</li> </ul>			
Loan Type	<ul style="list-style-type: none"> <li>• Fixed-rate</li> <li>• Fully amortizing ARM with an initial term of 5 years or more</li> <li>• Temporary buydown</li> <li>• <b>Ineligible: Balloon, interest-only, GPM, scheduled neg-am, potential neg-am</b></li> </ul>			
Loan Purpose	See eligible loan purposes above <b>Ineligible: Cash-out refinance</b>			
Maximum LTV/CLTV	Maximum LTV/CLTV, nonoccupant co-borrower – 95%			
Down Payment Assistance/ Subordinate Financing	<ul style="list-style-type: none"> <li>• Down payment assistance (e.g., loans, grants, etc.) may be used for down payment, closing costs and reserves after the minimum borrower contribution has been met. (See UWG 3.09.03)</li> <li>• Must meet Fannie Mae’s Community Seconds or Freddie Mac’s Affordable Seconds guidelines, HFA’s down payment assistance program or other MGIC-acceptable source of down payment assistance</li> <li>• If monthly payment is required (including deferred), include the amount in the proposed housing payment</li> <li>• <b>Ineligible: Funds provided by an Interested Party or the lender</b></li> </ul>			
Minimum Credit Score	<ul style="list-style-type: none"> <li>• Use the lowest of all Borrower Indicator Scores — the lower of 2 or middle of 3 valid credit scores for each borrower. See UWG 3.10.02</li> <li>• When no borrower has a valid credit score (UWG 3.10.02b): <ul style="list-style-type: none"> <li>– Qualifying with nontraditional credit: Requires an MGIC MI Underwrite/Full-Doc Review (UWG 1.06.03); maximum 90% LTV/105% CLTV; see UWG 3.10.04</li> </ul> </li> <li>• Medical collections – Up to \$1,000 aggregate may remain unpaid at closing (UWG 3.10.05b)</li> </ul>			
Property Type	<ul style="list-style-type: none"> <li>• Rural Properties &gt; 20 acres (UWG 3.12.04i): <ul style="list-style-type: none"> <li>– Land value may not exceed 50% of the total value</li> <li>– Requires an MGIC MI Underwrite/Full-Doc Review (UWG 1.06.03)</li> </ul> </li> <li>• *Manufactured homes: <ul style="list-style-type: none"> <li>– Double-wide or greater</li> <li>– Fixed-rate/payment or fully amortizing ARMs with an initial term of 7 years or more</li> <li>– Maximum loan term 30 years</li> <li>– <b>Ineligible: Leased land, construction-permanent loans, temporary buydowns</b></li> </ul> </li> <li>• <b>Ineligible: 3- to 4-unit properties</b></li> </ul>			
Borrower Contribution	<p>Minimum from the borrower’s own funds toward down payment, closing costs, prepaids and reserves:</p> <ul style="list-style-type: none"> <li>• 1 unit – 1% <ul style="list-style-type: none"> <li>– Gifts of cash can apply toward the 1%: Maximum DTI 41%; credit score ≥ 720; (see UWG 3.09.04i)</li> </ul> </li> <li>• 2 units – 3%</li> </ul>			
Reserves	Minimum 2 months' PITI			
Seller/Builder Contribution	Maximum contribution: 97% LTV/CLTV, 3%; 90% LTV/CLTV, 6%			
DTI Ratio	<ul style="list-style-type: none"> <li>• 45% Total DTI, fixed-rate/payment ≥ 5 years</li> </ul> <p>When qualifying your borrower for MGIC mortgage insurance, note that we do not require you to include the mortgage insurance premium in the DTI calculation.</p>			