

Condominium Project* Eligibility Checklist for MGIC non-Go! Loans

* Project includes all phases that are completed or under construction.
All other MGIC Underwriting Requirements apply, www.mgic.com/uwguide.

Condo projects with more than 10 units

- Construction of the project or phase is greater than 90% complete
- If the project is a conversion, common elements and renovation work for all units are complete
- At least 51% of the units in the project are sold and conveyed to owner-occupants for use as a primary residence or second home
- Maximum investor ownership – Up to 30% of the units in the project
- No single entity owns more than 10% of the units in the project
- All facilities related to the project (pool, golf course, etc.) are owned by the homeowners' association (HOA) or the unit owners
- No more than 15% of the units are more than 30 or more days delinquent on HOA fees
- The HOA budget provides funding for:
 - Replacement reserves for capital expenditures
 - Deferred maintenance of at least 10% of the budget
 - Insurance deductible amounts
- No more than 20% of the total building square footage is used for commercial purposes
- Condominium regulations/by-laws must be enforceable against unit owners by binding arbitration, dispute resolution or as required by state regulations
- Maximum MGIC-insured units – Up to 33% of the units sold in the project

Condo projects with 4 to 10 units

- Construction of the project or phase is greater than 90% complete
- If the project is a conversion, common elements and renovation work for all units are complete
- At least 51% of the units in the project are sold and conveyed to owner-occupants for use as a primary residence or second home
- Maximum investor ownership – Up to 30% of the units in the project
- No single entity owns more than 33% of the units in the project
- All facilities related to the project (pool, golf course, etc.) are owned by the homeowners' association (HOA) or the unit owners
- No more than 25% of the units are more than 30 or more days delinquent on HOA fees
- The HOA budget provides funding for:
 - Replacement reserves for capital expenditures
 - Deferred maintenance of at least 10% of the budget
 - Insurance deductible amounts
- No space within the development is used for commercial purposes
- Condominium regulations/by-laws must be enforceable against unit owners by binding arbitration, dispute resolution or as required by state regulations
- Maximum MGIC-insured units – Up to 33% of the units sold in the project

Condo projects with 3 or fewer units

- Construction of the project or phase is complete
- If the project is a conversion, common elements and renovation work for all units is complete
- Other than the subject unit, one unit in the project or phase is sold and conveyed to owner-occupants for use as a primary residence or second home
- Maximum investor ownership – 0%
- No single entity owns more than one of the units in the project
- All facilities related to the project (pool, golf course, etc.) are owned by the homeowners' association (HOA) or the unit owners
- No units are more than 30 or more days delinquent on HOA fees
- The HOA budget provides funding for:
 - Replacement reserves for capital expenditures
 - Deferred maintenance of at least 10% of the budget
 - Insurance deductible amounts
- No space within the development is used for commercial purposes
- Condominium regulations/by-laws must be enforceable against unit owners by binding arbitration, dispute resolution or as required by state regulations
- Maximum MGIC-insured units – 1 unit
- Requires an MGIC MI Underwrite/Full-Doc Review (see MGIC Underwriting Guide section 1.05.03)

Ineligible projects:

- Condo-hotels
- Student condos (kiddie condos)
- Shared-ownership condos (timeshare)
- Manufactured housing unit condos
- Projects with outstanding legal or environmental issues
- Ineligible or nonwarrantable condominium projects (per Fannie Mae/Freddie Mac)
- Projects identified on our Ineligible Projects List, at www.mgic.com/guides

Questions?

Contact your MGIC Underwriting Service Center, www.mgic.com/uwoffice, for additional information on individual project eligibility.