

# GUAM UNDERWRITING SUMMARY

EFFECTIVE  
DECEMBER 19, 2018

This summary highlights our most common loan programs. It does not replace our Underwriting Guide, which contains definitions and full details ([mgic.com/uwguide](http://mgic.com/uwguide)).

We do not approve loans for mortgage insurance based solely on a response obtained from Agency automated underwriting systems (Agency AUS), Fannie Mae's Desktop Underwriter® (DU®) and Freddie Mac's Loan Product Advisor®.

We allow certain efficiencies for loans that have a valid DU or Loan Product Advisor response.

#### MGIC Go! streamlines MI for:

- Loans with a valid DU Approve/Eligible or Loan Product Advisor Accept/Eligible response
- Loans with a valid DU Approve/Ineligible or Loan Product Advisor Accept/Ineligible response due to LTV or loan type

These loans must meet requirements stated in our Underwriting Guide (UWG), Section 1 All Loans and Section 2 MGIC Go! Loans.

Follow Findings/Feedback requirements for:

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

Apply applicable MGIC Go! overlays (pages 2 and 3 in this document); otherwise, refer to the respective Agency seller guide for requirements not provided in the Findings/Feedback.

#### Requirements for Standard Loans apply to:

- All other loans with a valid DU Approve/Ineligible or Loan Product Advisor Accept/Ineligible response
- Loans not processed through an Agency AUS

These loans must meet requirements stated in All Loans (UWG Section 1) and Standard Loans (UWG Section 3).

For Standard Loans with a valid DU Approve or Loan Product Advisor Accept response, follow the respective Agency AUS documentation requirements for employment, income and assets.

#### REFERENCES

Throughout this summary, we will refer you to supporting information in our Underwriting Guide. For example, (UWG 2.06) means you will find related information in Section 2, subsection 6 of the Guide.

#### SUPPORT

If you have questions about information presented in this summary, contact your MGIC representative or your MGIC Underwriting Service Center, [mgic.com/contact](http://mgic.com/contact).

# GUAM MGIC GO! STREAMLINED MI – PRIMARY RESIDENCE

We allow certain efficiencies for loans with a valid Desktop Underwriter (DU) or Loan Product Advisor response.

## MGIC GO! STREAMLINES MI FOR:

- Loans with a valid DU Approve/Eligible or Loan Product Advisor Accept/Eligible response
- Loans with a valid DU Approve/Ineligible or Loan Product Advisor Accept/Ineligible response due to LTV or loan type

## FOLLOW FINDINGS/FEEDBACK REQUIREMENTS FOR:

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

We do not approve loans for mortgage insurance based solely on a response obtained from DU or Loan Product Advisor. Refer to the respective Agency seller guide for requirements not provided in the Findings/Feedback.

See our Underwriting Guide for definitions and details, [mgic.com/uwguide](http://mgic.com/uwguide).

References such as (UWG 2.06) refer to related information in the Guide.

If you have questions about information presented in this summary, contact:

- Your MGIC representative, [mgic.com/contact](http://mgic.com/contact)
- Your MGIC Underwriting Service Center, [mgic.com/contact](http://mgic.com/contact)

## APPLY THE FOLLOWING MGIC GO! OVERLAYS\* FOR LOANS WITH A

### DU Approve/ELIGIBLE or Loan Product Advisor Accept/ELIGIBLE Response

Occupancy	Units	Max. LTV/CLTV	Min. Credit Score**
Primary Residence	1	97%/105%	620
**DTI Ratio	<ul style="list-style-type: none"> <li>• &gt; 45% Total DTI – Minimum 700 credit score</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.		
Loan Type	As allowed by DU or Loan Product Advisor		
Minimum Credit Score	<ul style="list-style-type: none"> <li>• Use the lowest Borrower Indicator Score (Representative Credit Score) among all borrowers with an Agency-acceptable credit score to determine eligibility and premium rates. See UWG 2.03</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, affordable housing secondary financing</li> <li>• Ineligible:                             <ul style="list-style-type: none"> <li>- Sweat equity exceeding 5% of the property value</li> <li>- 2- to 4-unit properties</li> <li>- DU Refi Plus™ and Freddie Mac Relief Refinance MortgageSM — 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		

# GUAM MGIC GO! STREAMLINED MI – PRIMARY RESIDENCE

## APPLY THE FOLLOWING MGIC GO! OVERLAYS\* FOR LOANS WITH A

DU Approve/INELIGIBLE or Loan Product Advisor Accept/INELIGIBLE Response Due to LTV or Loan Type			
Occupancy	Units	Max. LTV/CLTV	Min. Credit Score
Primary Residence	1	97%/97%	620
DTI Ratio	45% Total DTI 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.		
Loan Type	Fixed-rate/fixed-payment or a fully amortizing ARM with an initial term of 5 years or more (Qualify ARMs using UWG 3.04.02)		
Minimum Credit Score	<ul style="list-style-type: none"> <li>All borrowers must have an Agency-acceptable credit score. Use the lowest Borrower Indicator Score (Representative Credit Score) among all borrowers to determine eligibility and premium rates. See UWG 2.03</li> <li>Ineligible: If any borrower has no credit score, see UWG Section 3</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>Ineligible:               <ul style="list-style-type: none"> <li>Fannie Mae HomeReady loans</li> <li>Fannie Mae high-balance loans</li> <li>Fannie Mae HomeStyle Energy loans</li> <li>Freddie Mac Home Possible loans</li> <li>Freddie Mac super conforming loans</li> <li>Lender-negotiated waivers or variances</li> <li>Sweat equity exceeding 5% of the property value</li> <li>Cash-out refinances, balloon loans, interest-only loans</li> <li>2- to 4-unit properties</li> <li>DU Refi Plus™ and Freddie Mac Relief Refinance Mortgage<sup>SM</sup> – Open Access loans</li> <li>DU appraisal waiver</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> <p>*Subject to MGIC underwriter discretion</p>		

## GUAM – PRIMARY RESIDENCE

LOAN MUST MEET ALL OTHER STANDARD MGIC GUIDELINES; SEE  
MGIC.COM/UWGUIDE FOR ADDITIONAL CRITERIA

Loan Purpose	Property Type	Units	Max. LTV/CLTV	Max. Loan Amount	Min. Credit Score
Purchase, Rate/Term Refinance, Construction-Permanent, Home Improvement	Detached, Attached, Condominiums	1	95%	\$500,000	680
Documentation	Complete Loan Origination File (UWG 1.06.03)				
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)				
Loan Purpose	<ul style="list-style-type: none"> <li>See eligible loan purposes above</li> <li>Ineligible: Cash-out refinance</li> </ul>				
Loan Type	<ul style="list-style-type: none"> <li>Fixed-rate</li> <li>Fully amortizing ARM</li> <li>Temporary buydown</li> <li>Ineligible: Balloon, Interest-only, GPM, scheduled neg-am, potential neg-am</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>If no borrower has a valid credit score, see UWG 3.10.02b                             <ul style="list-style-type: none"> <li>Qualifying with Nontraditional Credit: Requires an MGIC MI Underwrite/Full-Doc Review; maximum 90% LTV/CLTV; see UWG 3.10.04</li> </ul> </li> </ul>				
Property Type	Ineligible: Co-ops, manufactured homes				
Borrower Contribution	<ul style="list-style-type: none"> <li>Minimum 3% borrower's own funds toward the down payment, closing costs, prepaids and reserves</li> <li>Gifts of cash can apply toward the 3%: Maximum DTI 41%; credit score <math>\geq</math> 720; see UWG 3.09.03</li> </ul>				
Reserves	Minimum 2 months' PITI				
Seller/Builder Contribution	Maximum contribution: 95% LTV/CLTV, 3%; 90% LTV/CLTV, 6%				
DTI Ratio	<ul style="list-style-type: none"> <li>45% Total DTI, fixed-rate/payment <math>\geq</math> 5 years</li> <li>41% Total DTI, nonfixed-rate/payment &lt; 5 years</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.				