

Announcing updates to underwriting guidelines

We are updating and clarifying our Underwriting Guide; see highlights of those changes below. All changes are effective for MI applications we receive on or after July 1, 2020. All [temporary guidance related to COVID-19](#) remains in effect but will not be reflected in the July 1 edition of the Guide.

- **Primary Residence (3.07.01)** – We now consider a property to be a primary residence on rate-term refinance loans as well as purchase loans when:
 - Parents or legal guardians are providing housing for an adult child who is unable to qualify for a mortgage on their own
 - A child is providing housing for a parent who is unable to qualify for a mortgage on their own
- **Exclusion of Certain Student Loan Payments (3.12.03a)** – We updated our guidance on when you may exclude student loan payments from the monthly debt obligation for borrowers in certain medical and dental professions:
 - You may now exclude the student loan payment if payments will be deferred for at least 12 months from application date and/or the medical residency will continue 6 months from closing date
 - You may not exclude the student loan payment if qualifying the borrower with future income
- **Solar Panel Equipment (3.13.11h)** – We added guidance that you may follow Agency guidelines regarding exclusion of lease payments for solar panel equipment from the total monthly debt obligation

We have made other minor clarifications throughout the Guide in Section 2, MGIC Go! Loans and Section 3, MGIC Standard Loans. Our updated Underwriting Guide will be posted on mgic.com on July 1.

For more information

- Contact your MGIC representative, mgic.com/contact
- Contact Customer Service, customer_service@mgic.com or 1-800-424-6442
- See our Underwriting Guide, mgic.com/guides
- Review all MGIC COVID-19 updates, mgic.com/coronavirus