

# Community Lending – Primary Residence

See [mgic.com/uwguide](http://mgic.com/uwguide) for additional criteria.

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

## Enter MGIC Program 4881 for community lending programs

Our Community Lending program is exclusively for loans originated and closed as part of a community lending first-mortgage program – one that employs income limits, geographic targeting (regardless of income) or both in order to concentrate lending activity on under-served borrowers and communities.

Loan Purpose	Property Type	Max. LTV/CLTV	Max. Loan Amount <sup>1</sup>	Min. Credit Score	Max. Total DTI <sup>2</sup>	Min. Reserves (No. months' PITI)
Purchase, Rate/Term Refinance, Construction-Permanent, Home Improvement/Renovation	1-Unit Detached, Attached, Condominium, Co-Op	97%/105%	\$550,000	660	45%	2
	2-Unit	95%/105%	\$850,000	680	45%	2
Purchase, Rate/Term Refinance, Construction-Permanent	Manufactured Home	95%/95%	\$550,000	660	45%	2
'Alaska and Hawaii	Maximum loan amount: \$850,000					
Underwriting Options	<ul style="list-style-type: none"> <li>– ≤ 97% LTV/CLTV – Delegated (UWG 1.07) or non-delegated (UWG 1.08)</li> <li>– &gt; 97% CLTV – Non-delegated (UWG 1.08)</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> </ul>					
Loan Purpose	Construction-permanent – <b>Ineligible:</b> Attached, condominium, co-op					
Manufactured Homes	<ul style="list-style-type: none"> <li>– Fannie Mae MH Advantage/Freddie Mac CHOICEHome mortgages must be identified to MGIC as manufactured homes</li> <li>– <b>Ineligible:</b> Single-wide, leasehold, temporary buydown</li> </ul>					
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 3.10.01)</li> <li>– Must meet Fannie Mae's Community Seconds or Freddie Mac's Affordable Seconds guidelines</li> <li>– If monthly payment is required (including deferred), include secondary financing in CLTV and monthly payment in proposed housing payment</li> <li>– <b>Ineligible:</b> Funds provided by an interested party or the lender</li> </ul>					
Nontraditional Credit	When no borrower has a valid credit score: <ul style="list-style-type: none"> <li>– Follow our nontraditional credit guidelines (UWG 3.11.04)</li> <li>– Maximum 90% LTV</li> <li>– Requires non-delegated underwriting (UWG 1.08)</li> </ul>					
Borrower's Own Funds	Minimum borrower's own funds toward the down payment, closing costs, prepaids and reserves: <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 3.10.04b)</li> </ul> </li> <li>– 2 units: 3%</li> </ul>					
Interested Party Contributions	Maximum contribution <ul style="list-style-type: none"> <li>– &gt; 90% LTV/CLTV – 3%</li> <li>– ≤ 90% LTV/CLTV – 6%</li> </ul>					
Other Program Requirements	Medical collections – Up to \$1,000 aggregate may remain unpaid at closing					
Notes	<sup>2</sup> 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.  <b>We reserve the right to decline an application for excessive borrower exposure or history of claim or rescission.</b>					