



Portfolio Playbook Product Matrix
 Programs for Primary Residence
 Effective 1/24/24



Programs for Primary Residence											
Product	Code	Loan Purpose	Property Type	Units	Max. LTV/CLTV	Max. Loan Amount ⁴	Min. Credit Score	Max. Total DTI ¹	Min. Reserves (Number of Months' PITI)	Min. Borrower Contribution	
Playbook Pro™	n/a	Purch, RT Refi	Det, Att, Condo, Co-Op	1	97/97	FHFA high-cost max ²	660	45%	2	3%	
					90/90	FHFA high-cost max ²	Nontraditional	45%	2	3%	
			Detached	2	95/95	FHFA baseline conforming limit ³	660	45%	2	3%	
					3-4	90	FHFA baseline conforming limit ³	720	45%	6	5%
Medical and Dental Pro (see WealthBuilderPro™ below for 100% LTV options)	n/a	Purch, RT Refi	Det, Att, Condo, Co-Op	1	97/97	FHFA high-cost max ²	660	45%	2	3%	
					95/95	\$1,149,825	680	45%	6	5%	
					90/90	\$1,650,000	720	43%	12	10%	
					85/85	\$2,150,000	740	43%	12	10%	
			Detached	2	95/95	FHFA high-cost max ²	680	45%	2	3%	
					2	95	\$1,149,825	680	45%	6	5%
					1	95/95	FHFA baseline conforming limit ³	660	45%	2	3%
3-4	90	FHFA baseline conforming limit ³	720	45%	6	5%					
WealthBuilder Pro (Max. 20-yr term)	2386	Purch, Const-Perm, Home Improvement	Det, Att, Condo	1	100/105	\$1,149,825	700	43%	2	> \$1,000 or 1%	
						\$766,550	680	43%	2	> \$1,000 or 1%	
Super Jumbo Pro™	n/a	Purch, RT Refi	Det, Att, Condo, Co-Op	1	95/95	\$1,149,825	680	45%	6	5%	
					90/90	\$1,650,000	720	43%	12	10%	
					85/85	\$2,150,000	740	43%	12	10%	
					2	95	\$1,149,825	680	45%	6	5%
One-Close Construction Pro™ and Renovation Pro	n/a	Const-Perm (One-Close Construction Pro only), Home Improvement (Renovation Pro only)	Det and Att, Condo for Renovation Pro only	1	97/97	FHFA high-cost max ²	660	45%	2	3%	
					95/95	\$1,149,825	680	45%	6	5%	
					90/90	\$1,650,000	720	43%	12	10%	
					85/85	\$2,150,000	740	43%	12	10%	
			Detached	2	95/95	FHFA high-cost max ²	680	45%	2	3%	
					2	95	\$1,149,825	680	45%	6	5%
					1	95/95	FHFA baseline conforming limit ³	660	45%	2	3%
3-4 ⁶	90	FHFA baseline conforming limit ³	720	45%	6	5%					
Community Pro™	4881	Purch, RT Refi	Det, Att, Condo, Co-Op	1	97/105	FHFA high-cost max ²	660	45%	2	1%	
					90/105	FHFA high-cost max ²	Nontraditional	45%	2	1%	
			Detached	1	95/95	FHFA baseline conforming limit ³	660	45%	2	1%	
					2	95/105	FHFA high-cost max ²	680	45%	2	3%
						3-4	90	FHFA baseline conforming limit ³	720	45%	6

¹ The maximum ratio is 41% for a nonfixed-rate/payment < 5 years, when applicable.

² Maximum must not exceed the FHFA published conforming loan limit for the specific county of the subject property.

³ Up to FHFA published baseline limit, including AK and HI, regardless of FHFA county loan limit for the subject property.

⁴ Loan amounts > \$1,149,825 require non-delegated underwriting, maximum 20 acres, and 2 independent URARs or 1 independent URAR plus an appraiser-provided field review supporting its value.

⁵ Manufactured homes are not allowed under Renovation Pro.

⁶ 3-4 unit properties are not allowed under One-Close Construction Pro.

Notes:

- All files must be manually underwritten to Eligibility Criteria and Underwriting Requirements set forth in the applicable Product Description
- Except for WealthBuilder Pro, detail listed above represents MGIC Standard Underwriting Requirements
- Changes throughout this matrix are indicated with purple type
- For product detail, see mgic.com/playbook



Portfolio Playbook Product Matrix
Programs for Second Homes
 Effective 1/24/24



Programs for Second Homes										
Product	Code	Loan Purpose	Property Type	Units	Max. LTV/CLTV	Max.Loan Amount	Min. Credit Score	Max. Total DTI ¹	Min. Reserves (Number of Months' PITI)	Min. Borrower Contribution
Second Home	n/a	Purch, RT Refi, Const-Perm, Home Improvement	Det, Att, Condo, Co-Op	1	90/90	FHFA high-cost max ²	700	45%	2	5%
		Purch, RT Refi, Const-Perm	Manufactured Homes	1	90/90	FHFA baseline conforming limit ³	700	45%	2	5%

¹ The maximum ratio is 41% for a nonfixed-rate/payment < 5 years, when applicable.

² Maximum must not exceed the FHFA published conforming loan limit for the specific county of the specific property.

³ Up to FHFA published baseline limit, including AK and HI, regardless of FHFA county loan limit for the subject property.

Notes:

- All files must be manually underwritten to Eligibility Criteria and Underwriting Requirements set forth in the applicable Product Description
- Changes throughout this matrix are indicated with purple type
- For product detail, see mgic.com/playbook