



Announcement 15-17R

Guideline Updates and Changes

Effective April 11, 2017:

The following areas of Mortgage Solutions' guidelines have been updated. All changes and additions appear in **red**.

DOWN PAYMENT ASSISTANCE PROGRAMS (DPA)

SETH (SOUTHEAST TEXAS HOUSING FINANCE CORPORATION DPA)

- For product specific guidance see:
 - *eHousing Guidelines, US Bank Lending Manual, SETH Income limits*
- Automated Underwriting System (AUS)
 - DU Approve/Eligible findings only
 - Manual underwriting ineligible
 - Loan Prospector Advisor findings only allowed on Freddie Mac HFA
 - LPA Accept required
 - Manual underwriting ineligible
- Ineligible Properties
 - Manufactured Homes
 - Co-Ops
 - Land Trusts
 - Construction to Permanent Financing Loans
- Ineligible loan types
 - USDA
 - FNMA
- Origination Source
 - Retail only
 - Wholesale & Correspondent are ineligible
- Private Mortgage Insurance Requirements
 - Private Mortgage Insurance (PMI) required on all loans over 80% LTV
 - Approved PMI Companies:
 - Mortgage Guaranty Insurance Corporation (*MGIC*)
 - National Mortgage Insurance Corporation (*NationalMI*)
 - Genworth Mortgage Insurance Corporation (*Genworth*)
 - United Guaranty Residential Insurance Company (*UGI*)
 - Radian Guaranty Inc. (*Radian*)
 - PMI may not be provided by any entities deemed ineligible by Freddie Mac
 - Loan file must be submitted to PMI company for underwriting
 - If using United Guaranty Residential Insurance Company
 - Participating Lender must comply with PMI company overlays

Date 4/13/2017

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- Only Borrower-paid monthly PMI allowed
- Split PMI is ineligible
 - With National Mortgage Insurance Corporation
- Mortgage Solutions allows reduced private mortgage insurance coverage as indicated in the table below:

REDUCED PMI FOR WSHFC PROGRAM	
LTV	%
95.01-97%	18%
90.01-95%	16%
85.01-90%	12%
80.01-85%	6%

NATIONAL HOMEBUYERS FUND (NHF PLATINUM) **SUSPENDED as of February 29, 2016**

- ~~For product specific guidance see:

 - ~~NHF Platinum Participant Guide & US Bank Lending Manual~~~~
- ~~Commitments will be issued with a whole dollar amount, round up to the nearest dollar when calculating DPA amount~~
- ~~Automated Underwriting System (AUS)

 - ~~DU Approve/Eligible findings only~~
 - ~~Manual underwriting ineligible~~~~
- ~~Eligible Area(s)

 - ~~Subject to change based on MSF's licensing:~~
 - ~~For a complete list of states MSF is licensed in go to Retail~~
 - ~~Alabama, Colorado, Georgia, Idaho, Iowa, Kansas, Kentucky, Mississippi, Missouri, Montana, New Mexico, North Carolina, North Dakota, Oregon, Pennsylvania, Washington, West Virginia, Wisconsin and Wyoming~~~~
- ~~Ineligible Properties

 - ~~Manufactured Homes~~
 - ~~Co-Ops~~
 - ~~Land Trusts~~
 - ~~Construction to Permanent Financing Loans~~~~
- ~~Private Mortgage Insurance Requirements

 - ~~Private Mortgage Insurance (PMI) required on all loans over 80% LTV~~
 - ~~Approved PMI Companies:~~
 - ~~Mortgage Guaranty Insurance Corporation (MGIC)~~
 - ~~National Mortgage Insurance Corporation (NationalMI)~~
 - ~~Genworth Mortgage Insurance Corporation (Genworth)~~
 - ~~United Guaranty Residential Insurance Company (UGR)~~
 - ~~Radian Guaranty Inc. (Radian)~~
 - ~~PMI may not be provided by any entities deemed ineligible by Fannie Mae~~
 - ~~Loan file must be submitted to PMI company for underwriting~~
 - ~~If using United Guaranty Residential Insurance Company~~
 - ~~Participating Lender must comply with PMI company overlays~~
 - ~~Only Borrower-paid monthly PMI allowed~~
 - ~~Split PMI is ineligible~~
 - ~~With National Mortgage Insurance Corporation~~
 - ~~Mortgage Solutions requires the standard private mortgage insurance coverage, regardless of AUS findings, as indicated in the table below:~~~~

STANDARD PRIVATE MORTGAGE INSURANCE GUIDELINES		
LTV	25 & 30 year	10, 15 & 20 year
95.01-97%	35%	35%

90.01-95%	30%	25%
85.01-90%	25%	12%
80.01-85%	12%	6%

- ~~Origination Source~~
 - ~~Retail only~~
 - ~~Wholesale & Correspondent are ineligible~~