

## National MI Announcement: UW & SVC 2020-05

Date of Announcement: June 4, 2020

Effective Date of Changes: March 18, 2020 (unless otherwise noted)

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**For AUS and Non-AUS/Manually Underwritten loans, this bulletin describes National MI's alignment with announcements issued by Fannie Mae and Freddie Mac in the month of May 2020 and on June 3, 2020.**

- National MI aligns with the GSEs by extending the COVID-19 temporary servicing, underwriting and valuation flexibilities and requirements from May 17, 2020 to June 30, 2020.
- Effective May 19, 2020, National MI aligns with the GSEs underwriting flexibilities for new mortgage loans where the borrower is in a COVID-19 forbearance, repayment plan or other loss mitigation program on an existing mortgage, provided the Origination File includes evidence of continuity of income, including, but not limited to, evidence the circumstances that caused the borrower to enter into a COVID-19 forbearance, repayment plan or other loss mitigation program are not ongoing and are unlikely to recur. Effective 6/8/2020, National MI additionally requires that such evidence include a written explanation from the borrower.
- Effective June 11, 2020, National MI aligns with the GSEs underwriting requirements for self-employed income.
- Effective July 1, 2020, National MI aligns with the updated servicing requirements for loans in a COVID-19 payment deferral program (aka "Workouts" per National MI's Master Policy AS08.12.01.03.20; and addressed in [National MI's Servicing Guide](#) Section 10.0 Mitigation of Loss Efforts).

### Reminder:

National MI's TrueGuide<sup>®</sup> Section 1.1. indicates in the event the TrueGuide<sup>®</sup> is silent on a topic, then National MI defers to the GSE guidelines (which includes, but is not limited to, requirements for condo project warranty, escrow accounts, impacts on first lien position, property insurance, etc.)

Refer to [National MI Bulletins 2020-02, 2020-03 and 2020-04](#) for details regarding National MI's alignment to the COVID-19 temporary flexibilities and requirements announced by Fannie Mae and Freddie Mac between March 18, 2020 through April 22, 2020.

National MI's [TrueGuide<sup>®</sup> Underwriting Guidelines](#) and [Servicing Guide](#) will not be updated with the temporary COVID-19 flexibilities and requirements.

For the latest National MI COVID-19 updates, please visit our website at [www.nationalmi.com/covid-19-updates/](http://www.nationalmi.com/covid-19-updates/).

For complete details on our rates and guidelines please visit [nationalmi.com](http://nationalmi.com).