



Affordable/HFA Lending Guidelines

Qualify More Homebuyers with Expanded Affordable Lending Guidelines:

With National MI TrueGuide's Affordable Lending programs, our goals are shared – to help more people realize the dream of responsibly owning their own home – sooner and more affordably.

- Designed for First Time Homebuyers and Low Down Payment Purchases
- 100% Gift Funds Allowed
- Minimum Credit Scores as Low as 620
- Pair with Down Payment Assistance (DPA) up to 105% CLTV with 2ND lien
- Reduced Mortgage Insurance Requirements = Lower Monthly Payments

NATIONAL MI AUS AFFORDABLE LENDING GUIDELINES						
Occupancy	Loan Purpose	Property Type	Loan Amount	Maximum LTV/CLTV	Minimum Credit Score ³	Maximum DTI
Primary Residence	Purchase or Rate/Term Refinance	Single Family, Condo, Co-op, Manufactured Homes ¹	\$484,350	97/105%	620	Per AUS Approval
			\$726,525 ²	95/95%		
		2-Unit	\$620,200	95/105%	620	
			\$930,300 ²	85/95%		
		3-4 Units	\$749,650	95/105%	700	

For loan amounts in AK and HI please refer to Guidelines.

¹ Manufactured Homes: If >95% LTV, then limited to MH Advantage & must be submitted to National MI for non-delegated UW review

² Available only for loan amounts eligible according to Fannie Mae high balance or Freddie Mac super conforming limits

³ Minimum 700 FICO[®] score required if DTI > 45 for loans not using Rate GPSSM (National MI's granular pricing system)

Now it's easier to keep your loans on track. AUS guidelines apply to:

- DU[®] Approve/Eligible (Fannie Mae HomeReady[®])
- Loan Product Advisor[®] Accept/Eligible (Freddie Mac Home Possible[®])

Guidelines are also available for your non-AUS affordable programs. For more information, contact your Sales Advisor at nationalmi.com/sales-advisor.

DU[®] is a registered trademark of Fannie Mae. HomeReady[®] is a registered trademark of Fannie Mae. Loan Product Advisor[®] is a registered trademark of Freddie Mac. Home Possible[®] is a registered trademark of Freddie Mac.

* Please refer to National MI's Underwriting Guideline manual and Master Policy for a complete description of policies and requirements.



Name
Title
Phone#
email