

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

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®)

NATIONAL MI AUS AFFORDABLE LENDING GUIDELINES

OCCUPANCY	LOAN PURPOSE	PROPERTY TYPE	LOAN AMOUNT	MAX LTV/CLTV	MIN CREDIT SCORE ³	MAX DTI
Primary Residence	Purchase or Rate/Term Refinance	Single Family Condo, Co-op, or Manufactured Home ¹	\$548,250 ³	97/105%	620 ⁵	Per AUS Approval
			\$822,375 ⁴	95/95%		
		Two Unit	\$702,000 ³ \$1,053,000 ⁴	95/105% 85/95%	620 ⁵	
			3-4 Units ²	\$848,500 ³		

¹ Manufactured homes:

- Must meet requirements in Section 2.2.14; and
- If > 95% LTV, then limited to Manufactured Home Advantage or CHOICEHome properties; and must be submitted to National MI for non-delegated underwriting review (ineligible for delegated underwriting).

² Minimum 6 months reserves (PITIA) for 3-4 units

³ Maximum Loan Amounts for AK and HI are \$822,375 (1 unit), \$1,053,000 (2 units), and \$1,272,750 (3-4 units)

⁴ Available only for loan amounts eligible according to Fannie Mae high balance or Freddie Mac super conforming limits. For 2021, the GSEs have not established different high balance/super conforming amounts for AK and HI. Refer to the county specific loan limits to determine the maximum amount for a specific area.

⁵ Minimum 700 FICO® score required if DTI > 45% for loans not using Rate GPS® (National MI's granular pricing system)

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

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Loan Product Advisor® is a registered trademark of Freddie Mac.
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* Please refer to [National MI's Underwriting Guideline manual and Master Policy](#) for a complete description of policies and requirements.

