

NATIONAL MI AUS – GUIDELINE SUMMARY

			AUS CONFORMING			AUS AFFORDABLE		
Purpose	Occupancy	Property Type	LTV/CLTV	Credit Score ²	Loan Amt	LTV/CLTV	Credit Score ²	Loan Amt
Purchase, Rate/Term, Construction to Permanent	Primary	Single Family, Condo, Co-op, Manufactured Homes ¹	97%/97% 95%/95%	620	\$484,350 ³ \$726,525 ⁴	97%/105% 95%/95%	620	\$484,350 ³ \$726,525 ⁴
		2-unit	90%/90% 85%/85%	620	\$620,200 ³ \$930,300 ⁴	95%/105% 85%/95%	620	\$620,200 ³ \$930,300 ⁴
		3-4 units	NA	NA	NA	95%/105%	700	\$749,650 ³
	Second Home	Single Family, Condo, Co-op, Manufactured Homes	90%/90%	620	\$726,525	NA	NA	NA
	Investment	Single Family, Condo, Co-op	85%/85%	680	\$726,525	NA	NA	NA
Cash-Out	Primary	Single Family, Condo, Co-op	85%/85%	620	\$484,350	NA	NA	NA

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

² Minimum 700 FICO® score required if DTI > 45% for loans not using Rate GPS™ (National MI's granular pricing system)

³ Maximum loan amounts for AK and HI are \$726,525 (1 unit), \$930,300 (2 units), and \$960,000 (3-4 units)

⁴ Available only for loan amounts eligible according to Fannie Mae high balance or Freddie Mac super conforming limits

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

Freddie Mac Manual Underwriting Guidelines

Cynthia J. Quinn



Freddie Mac Manual Underwriting Guidelines:

Federal Register ,2013-06 **The Role of Fannie Mae and Freddie Mac in the Financial Crisis** United States. Congress. House. Committee on Oversight and Government Reform,2009 **The Secret of Mortgage Lending Success** Mortgage Trainers of North America,2008-08 FreddieMac Reports ,1983 **Mortgage Loan Originator License Exam Prep** Stephen Mettling, Ellen Barski, Ryan Mettling, Performance Programs Company's Mortgage Loan Originator License Exam Prep MOLEP is a 210 page modern learning tool designed to prepare mortgage loan originator candidates to pass the NMLS SAFE MLO licensing exam MOLEP is comprehensive in that it contains both key content review and testing practice The text review specifically follows the MLO National Test outline as promulgated by NMLS testing officials This outline sets the standard for content coverage test section weighting and essentially what is on the MLO test Consistent with the promulgated NMLS license examination outline the main sections of the exam prep cover Federal Mortgage Related Laws General Mortgage Knowledge Mortgage Loan Origination Activities Ethics Uniform State Content Following each major section is a chapter end quiz to test your mastery of the subject material This is further reinforced by explanations in the Answer Key to each chapter quiz Exam candidates should also note that all content to our exam prep is tersely presented in bullet point lists We make every effort to present only the essential material that you need to learn the test outline subjects Finally our MOLEP challenges candidates to take and pass two 100 item practice tests covering the entire test outline Again each practice test comes with an answer key and explanation Between the practice quizzes and practice exams there are 420 total questions with rationales in MOLEP Taken as a whole if you learn the content in our exam prep resource we know you will pass the MLO license examination Testing officials went into great detail outlining what would be presented in the MLO license exam And we went to great lengths to explain all this content in our publication Following that the most we can do is wish you the best of success in taking and passing your exam So good luck Make No Mistakes About...Buying Real Estate Melissa Walters, Rudy Silmon, 2008 Make No Mistakes About Buying Real Estate is an easy to understand guidebook designed for anyone interested in the home buying process This guidebook will assist you in making rational decisions and reduce the number of mistakes that can cost you thousands of dollars The information will arm you against losses from the time you make your first offer to the time you are ready to sell any property in any market You'll reference this guide again and again even after you have purchased your first home You will discover how easy it is to Decide whether or not to buy in an uncertain market Avoid paying too much for any property and the mortgage loan Recognize if you're a victim of mortgage scams and tricks Avoid foreclosure even if you're facing it now Guide yourself through the buying process with easy to use checklists Don't be one of the thousands of Americans who get ripped off and don't discover it until it's time to sell Find out what you can do now so it won't happen to you **Underwater** Chris Lauer, 2014-03-01 Just about every month housing values in the U S fall That in turn increases the number of people who owe more on their houses than they are worth either

trapping them in homes they may no longer want or putting them in danger of financial catastrophe if they lose a job or are otherwise unable to meet the mortgage Underwater Options When Your Mortgage Is Upside Down offers valuable advice to homeowners on ways they can unload a house they no longer want save a home from foreclosure or undergo foreclosure and start anew The book offers smart advice from lawyers bankers real estate agents personal finance experts and homeowners who have seen the foreclosure process firsthand as well as those who have been able to save their homes through loan modifications and other creative methods Those faced with tough choices will find invaluable guidance to help them make well informed decisions while managing the emotional fallout each brings Many of the eleven million people in the U S now facing the underwater dilemma wonder Is staying put the only option What if I can't pay the monthly mortgage bill Can I save my home Underwater Options When Your Mortgage Is Upside Down outlines the options when foreclosure is a good idea how to best protect the equity you've built up the financial repercussions of going into foreclosure strategies for renegotiating a loan taking advantage of government programs designed to keep you happily housed and more Veteran financial journalist Chris Lauer provides the facts ideas and advice that can help any underwater homeowner especially those facing foreclosure make smart decisions for a better future

The Handbook of Mortgage-backed Securities Frank J. Fabozzi, 2016 This edition revised since the subprime mortgage crisis is designed to provide not only the fundamentals of mortgage backed securities and the investment characteristics that make them attractive to a broad range of investors but also extensive coverage of state of the art strategies for capitalizing on the opportunities in this market **Regulatory Compliance Manual**, 1994

Secondary Mortgage Market, 1990 *Discriminating Risk* Guy Stuart, 2018-07-05 The U S home mortgage industry first formalized risk criteria in the 1920s and 1930s to determine which applicants should receive funds Over the past eighty years these formulae have become more sophisticated Guy Stuart demonstrates that the very concepts on which lenders base their decisions reflect a set of social and political values about who deserves what Stuart examines the fine line between licit choice and illicit discrimination arguing that lenders while eradicating blatantly discriminatory practices have ignored the racial and economic class biases that remain encoded in their decision processes He explains why African Americans and Latinos continue to be at a disadvantage in gaining access to loans discrimination he finds results from the interaction between the way lenders make decisions and the way they shape the social structure of the mortgage and housing markets Mortgage lenders Stuart contends are embedded in and shape a social context that can best be understood in terms of rules networks and the production of space Stuart's history of lenders risk criteria reveals that they were synthesized from rules of thumb cultural norms and untested theories In addition his interviews with real estate and lending professionals in the Chicago housing market show us how the criteria are implemented today Drawing on census and Home Mortgage Disclosure Act data for quantitative support Stuart concludes with concrete policy proposals that take into account the social structure in which lenders make decisions *Housing Policy Debate*, 2002 *Consolidated Report* United States. Dept. of Housing

and Urban Development, **AICPA Audit and Accounting Manual**, 2007 *Who Really Drove the Economy Into the Ditch?* Joseph N. Fried, 2012 Joseph N. Fried examines the factors leading to the financial crisis of 2007-8 and the mess it's put us in today. Although he analyzes the transgressions of Wall Street, the author also presents a wide variety of factors including some that originated in the governmental sector and others that originated in the private sector. The book includes several rarely mentioned contributing factors such as the detrimental impact of automated underwriting systems that were heavily promoted by Fannie Mae and Freddie Mac. This is an opinionated book with an attitude. However, the author, a CPA and MBA, presents economic information in a conversational tone and meticulously backs up his views with references, charts, and quotes. Joseph N. Fried has published several books with Algora explaining financial controversies and challenges for the general reader. Here he highlights eye-popping aspects of the recent financial circus including drive-by house appraisals, the impact of hundreds of local housing programs funded by HUD, state governments, and housing advocacy groups, false delinquency statistics put forth by Fannie Mae and Freddie Mac, silent second and piggyback loans.

Rules for Radical Moms Cynthia J. Quinn, 2011-11 Traditional conservative Christian values are under attack and the American way of life is being besieged. Christian mothers can become God's most powerful radicals in the fight to regain control of the United States of America. The details of Cynthia's personal destiny and the message God gave her is meant to energize and mobilize mothers all around the country who feel helpless in the struggle to create a better life for their children.

Confessions of a Subprime Lender Richard Bitner, 2008-06-16 Former subprime lender Richard Bitner once worked in an industry that started out helping disadvantaged customers but collapsed due to greed, lack of financial control, and willful ignorance. In *Confessions of a Subprime Lender: An Insider's Tale of Greed, Fraud, and Ignorance*, he reveals the truth about how the subprime lending business spiraled out of control, pushed home prices to unsustainable levels, and turned unqualified applicants into qualified borrowers through creative financing. Learn about the ways the mortgage industry can be fixed with his twenty suggestions for critical change.

Information Technology United States. General Accounting Office, 1996

BNA's Banking Report, 1995 **Role of the Lending Industry in the Home Foreclosure Crisis** United States. Congress. House. Committee on the Judiciary. Subcommittee on Commercial and Administrative Law, 2010

Unveiling the Magic of Words: A Overview of "**Freddie Mac Manual Underwriting Guidelines**"

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