

Mortgage Insurance Comparison

Guideline	Essent Clear2Close Effective 3/12/18 Essent	Genworth Simply Underwrite Effective 3/19/18 Genworth	Arch SwiftClose Effective 10/1/17 Arch	Radian One Underwrite Effective 3/19/18 Radian
LTV/Credit Score Purchase and Rate/Term Conforming	Determined by DU/LPA with a DU "Approve/Eligible" or LPA "Accept/Eligible"	Determined by DU/LPA and eligible with a DU "Approve/Eligible" or LP "Accept/Eligible"	Determined by DU/LPA and eligible with a DU "Approve/Eligible" or LPA "Accept/Eligible"; maximum 50% DTI	Determined by DU/LPA and eligible with a DU "Approve/Eligible" or LPA "Accept/Eligible"
LTV/Credit Score High Balance	Determined by DU/LPA with a DU "Approve/Eligible" or LPA "Accept/Eligible"	Determined by DU/LPA with a DU "Approve/Eligible" or LPA "Accept/Eligible"	Determined by DU/LPA with a DU "Approve/Eligible" or LPA "Accept/Eligible; maximum 50% DTI	Determined by DU/LPA with a DU "Approve/Eligible" or LPA "Accept/Eligible"
Appraisal	Per DU/LPA Findings	Per DU/LPA Findings	Per DU/LPA Findings	Per DU/LPA Findings
Borrower Own Funds	Per DU/LPA	Per DU/LPA	Per DU/LPA	Per DU/LPA
DTI	Per DU/LPA except: • >45% DTI requires ≥ 700 FICO	Per DU/LPA except: • > 45% DTI requires ≥ 700 FICO	50%	Borrower Paid Monthly: Per DU/LPA Borrower Paid Single Premium and Lender Paid: • > 45% DTI requires ≥ 700 FICO and ≤ 95% LTV
Investment	85% LTV; 720; SFR; Purchase; ≤\$636,150; 6 months PITI reserves required; DTI per DU/LP	85% LTV; 700; SFR/Condo purchase; ≤\$636,150; 45% DTI.	85% LTV; 680; 1-unit, purchase and rate/term; ≤\$636,150; max 50% DTI; Rental income from subject cannot be used to qualify the borrower	85% LTV; 680 FICO; purchase and rate/term; ≤\$636,150; DTI per DU/LP
Lender Paid Mortgage Insurance	97% LTV requires 680 credit score	97% LTV; 620 credit score	97% LTV; 620 credit score	97% LTV 1-unit; 620 credit score
Interested Party Contributions	Not allowed > 3%	Per DU/LPA	Per DU/LPA	Per DU/LPA
Reserves	Per DU/LPA; Investment: 6 months PITIA reserves regardless of DU	Per DU/LPA	Per DU/LPA	Per DU/LPA
Second Home Purchase & Rate/Term	Eligible per DU/LPA	Eligible per DU/LPA	Eligible per DU/LPA; maximum 50% DTI	Eligible per DU/LPA
Subordinate Financing	Eligible per DU/LPA	Eligible per DU/LPA subject to max CLTV limits	Eligible per DU/LPA	Eligible per DU/LPA

**When requirements vary between HomeBridge and MI company guidelines the more restrictive guideline applies.
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Guideline	Essent	Genworth	Arch	Radian
Property Flips	Eligible	Property seller must be owner of record. No back-to-back closings. Does not apply to: <ul style="list-style-type: none"> Recently inherited property Property acquired through a divorce settlement or an employer relocation program A property resold by a lender, servicer, or MI company that was acquired through foreclosure or deed-in-lieu 	Full appraisal required and the increase must be fully documented and explained Does not apply to: <ul style="list-style-type: none"> Property acquired through a divorce settlement or an employer relocation program A property resold by an administrator or executor of an estate or a lender, servicer, or MI company that was acquired through foreclosure or deed-in-lieu 	Non-arm's length transaction or increase in value should be documented and analyzed to ensure the risk presented within the transaction is appropriate.
2 Units *FNMA max 85% LTV FHLMC max 80% LTV	95% LTV*; 620; ≤\$543,000; 85% LTV; 620; FHFA max; purchase and rate/term;	95% LTV*; 620; ≤\$543,000; 85% LTV; 620; DU high balance; purchase and rate/term; DTI per DU;	95% LTV*; 620; purchase and rate/term; ≤\$636,150; max 45% DTI	Eligible per DU/LPA
Non-Traditional Credit – (HomeBridge allows on FNMA only)	Eligible with a DU “Approve/Eligible” Finding	Eligible with a DU “Approve/Eligible” Finding	Eligible with a DU “Approve/Eligible” Finding	Eligible with a DU “Approve/Eligible” Finding
Manufactured Homes	N/A – MI to be provided by Radian	N/A – MI to be provided by Radian	N/A – MI to be provided by Radian	Eligible with an “Approve/Accept Eligible” DU/LPA Finding
Fannie Mae HomeStyle Program	Eligible “Approve/Eligible” DU Finding	Eligible with an “Approve/Eligible” DU Finding	Not eligible	Eligible with an “Approve/Eligible” DU Finding
Fannie Mae HomeReady	N/A – MI to be provided by Radian	N/A – MI to be provided by Radian	N/A – MI to be provided by Radian	Eligible with an “Approve/Eligible” DU Finding
Freddie Mac Home Possible	N/A MI to be provided by Radian unless 3-4 units then Genworth must be used	Eligible with an “Accept” LPA Finding MI to be provided by Radian Exception 3-4 units: <ul style="list-style-type: none"> Minimum 720 FICO Maximum 45% DTI 	N/A – MI to be provided by Radian unless 3-4 units then Genworth must be used	Eligible with “Accept” LPA Finding 3-4 units eligible with: <ul style="list-style-type: none"> Minimum 700 FICO DTI per LPA

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