



Your Easiest Path
to Homeownership™

Issue Date 11/17/17

Effective Date As Noted

GA 2017-002

DU Loan Case files: At least one Borrower has no credit score and another Borrower has a credit score

Purpose

This announcement includes the following topic:

- ✓ New loan feature for DU Approve/Eligible loans only

MSI Requirements

MSI will accept loans where at least one borrower does not have a valid credit score under the following guidelines. The loan must meet **each** of the following applicable requirements:

- ✓ Applicable to all Fannie Mae conforming loan programs
- ✓ Conforming loan amounts only (no high balance mortgages)
- ✓ One unit, principal residence & **all** borrowers must occupy
- ✓ Purchase or limited cash-out refinance
- ✓ DU Approve/Eligible loans only
- ✓ At least **one** borrower on the loan must have a valid credit score of 620 or greater
- ✓ The borrower with a valid credit score must contribute **more** than 50% of qualifying income
- ✓ Reserves will be determined by DU Approve/Eligible
- ✓ If the borrower(s) with a credit score is contributing 50% or less of the qualifying income, the lender must document a nontraditional credit history for each borrower without a credit score. For additional information see:
<https://www.fanniemae.com/content/guide/selling/b3/5.4/03.html?printing=true>

Effective Date

Effective Immediately

Questions

If you have any questions, please contact your Account Executive

