

Loan types that require Agency Pricing

FHA

FICO Decision Score under 640

Manually Underwritten Loans (DU Refer/Eligible OR loan downgraded to manual)

Non-Credit Qualifying - FHA Streamline Refinance

Manufactured Housing

203K Rehab

HECM - Reverse Mortgage

DTI Exceeding 50%

2 years Tax Returns and corresponding validation "omitted" based on AUS Decision and Income Documentation Requirements.

VA

FICO Decision Score below 620

Manually Underwritten Loans (DU Refer/Eligible OR loan downgraded to manual)

VAIRRL (VA Interest Rate Reduction Refinance Loan)

Manufactured Housing

DTI Exceeding 50%

2 years Tax Returns and corresponding validation "omitted" based on AUS Decision and Income Documentation Requirements.

Conventional

*Reminder: In MAPS – for Conventional loans Series 9000 pricing is Agency Pricing **

Manufactured Housing

Investor loans with 5 to 10 Properties

HomeStyle Renovation loans

Manually Underwritten Loans (DU Refer/Eligible OR loan downgraded to manual)

2 years Tax Returns and corresponding validation "omitted" based on AUS Decision and Income Documentation Requirements.

*** When the Series 9000 lock desk in MAPS is closed (daily after 1:30 pm), Conventional loans that require Agency Pricing are locked directly with secondary marketing by email (wholesalelockdesk@mmclending.com). Use the same procedure as for FHA and VA loans that require Agency Pricing.**

ANY loan can be locked in using Agency Pricing.