



This bulletin addresses **Genworth's position on Collateral Underwriter[®]** and responses to Fannie Mae Selling Guide [SEL 2018-07](#) & [SEL 2018-06](#).

Collateral Underwriter (CU[®]) Loan Eligibility Updates

- Effective with mortgage insurance applications received **on or after 10/8/18, Genworth will be granting MI rescission relief for property value on loans with appraisals receiving a CU Risk Score of ≤ 2.5** , subject to the following Fannie Mae criteria:
 - Loan is AUS Eligible per Desktop Underwriter[®] (DU[®]) and the appraisal qualifies for limited review according to CU Day 1 Certainty[®] Eligibility requirements for appraisals with CU scores ≤ 2.5
 - Review of the appraisal narrative and photos do not reveal any influences on value that cannot be modeled and appropriately considered by CU
 - Condition rating of the property in its current condition is C4 or better
 - The appraiser's description of the property is not erroneous or misleading
 - The property meets Fannie Mae eligibility requirements
- One of the following documents must be present in the loan file:
 - DU CU Findings from CU, *or*
 - CU Print Report, *or*
 - UCDP[®] Submission Summary Report (SSR) from CU

Note: All other Genworth Master Policy rights and provisions remain unchanged.

Fannie Mae Bulletin 2018-07

- **Property Inspection Waiver's (PIWs) are being renamed Appraisal Waiver.** Genworth's Simply UnderwriteSM guidelines **will align** with this name change.

Reminder: *Simply UnderwriteSM Guidelines allow a PIW (Appraisal Waiver) for rate/term refinance transactions receiving a DU Recommendation of Approve/Eligible and a maximum 90% LTV.*

- **Rural High Needs Appraisal Waiver** - Fannie Mae is introducing appraisal waivers for certain home purchase transactions in designated rural high-needs areas. Genworth **will not** align with this offering and will continue to require a full URAR these types of transactions.

Fannie Mae Bulletin 2018-06

- **High Loan-to-Value Refinance Option** – This refinance option is the permanent replacement for DU Refi Plus™ and Refi Plus™. Lenders may begin accepting applications for this program on or after November 1, 2018. All program requirements may be found in the Fannie Mae Selling Guide. Genworth guidelines **will align** to support this program.
- **Market Conditions Addendum (Form 1004MC)** – Fannie Mae no longer requires the use of this form. Genworth **will align** to no longer require Appraisers use this form.

Note: Genworth will incorporate these changes into our Underwriting Guidelines and other collateral over the coming months.

For complete details and effective dates, refer to the above referenced Fannie Mae Announcements.

Contact your Genworth Sales Representative or the ActionCenter® at 800 444.5664 with any questions.

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