



Go big AND go home.

Loan Amounts up to \$2,000,000

When it comes to loans, the dollar amount—among other things—matter for MI eligibility. With our exclusive non-delegated **Peak Portfolio Program**SM, you have the flexibility to portfolio more loans with the added protection of Genworth mortgage insurance.

Loan amounts > \$1,000,000 require a Genworth underwrite. Benefits of a Genworth underwrite for all loans include, but are not limited to:

- Day 1 Rescission Relief for Eligibility and Guidelines
- Day 1 Value Variance of up to 15% of the property's appraised value
- Underwriting decision within 24 hours

Our Peak Portfolio Program is just one way we can help you find a perfect fit for your unique loan. After all, getting more borrowers in to their dream home, no matter how big, is what it's all about.

See back or contact your Genworth representative for additional details.

new.mi.genworth.com

Genworth 

Let's help someone buy a house today.

This flier is intended for reference only and is subject to the complete terms and conditions of Genworth's Underwriting Guidelines. In case of differences with this document, the Underwriting Guidelines will govern. Refer to your Genworth Sales Representative with questions.

Genworth Mortgage Insurance Corporation

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**PEAK
PORTFOLIO PROGRAM**
Genworth's exclusive portfolio product suite

Standard Guidelines for Loan Amounts > \$750,000 Eligibility

December 10, 2018

Standard Guidelines for Loan Amounts > \$750,000 Program Requirements				
Primary Residence, Purchase and Rate/Term Refinance				
Property Type	Max LTV	Max Loan Amount	Min Credit Score	Max DTI ²
Single family (detached & attached), Condominiums, Cooperatives	95%	\$1,000,000	680	43%
	90%	\$1,500,000 ¹	720	43%
	85%	\$2,000,000 ¹	740	43%
Construction-to-Permanent (Single Family detached)	90%	\$1,000,000	680	43%
Primary Residence - Cash-Out Refinance				
Single family (detached & attached), Condominiums, Cooperatives	85%	\$1,000,000	740	43%
	Maximum cash-out amount: \$200,000			
Second Home - Purchase and Rate/Term Refinance				
Single family (detached & attached), Condominiums, Cooperatives and Construction-to-Permanent (detached only)	90%	\$1,000,000	720	43%

¹Loan amounts > \$1,000,000 require Genworth Underwrite.

²Genworth utilizes the DTI excluding the mortgage insurance for pricing purposes, the total DTI including mortgage insurance is used for guideline eligibility.

Standard Guidelines for Loan Amounts > \$750,000 Program Requirements		
Description	Guidelines are applicable to manually underwritten non-GSE jumbo loan amounts.	
Documentation	<ul style="list-style-type: none"> See section 7.1 for documentation requirements See section 5.15.2 for Cash-Out Eligibility requirements 	
Appraisal	Full URAR, with interior and exterior review, and all applicable addenda: <ul style="list-style-type: none"> Loan amounts > \$1,000,000 <ul style="list-style-type: none"> - 2 Full URARs, or - 1 Full URAR and a Field Review (Form 2000/Form 1032) 	
Minimum Borrower Contribution	Loan Amount	Borrower Own Funds
	\$750,001 – \$1,000,000 / 95% LTV	5%
	\$750,001 – \$850,000 / 90% LTV	5%
	\$850,001 – \$1,000,000 / 90% LTV	10%
	> \$1,000,000 / 90% LTV	10%
	> \$1,000,000 / 85% LTV	15%
	Note: <ul style="list-style-type: none"> Gifts or grant funds are not permitted towards minimum borrower contribution for loan amounts > \$850,000 Minimum borrower contribution varies by property type and loan amount. For more information on minimum borrower contribution related to occupancy and property type, see section 7.10.3 	
Subordinate Financing	<ul style="list-style-type: none"> See section 7.2.2, LTV/CLTV/GLTV/TLTV for maximums Subordinate financing is not eligible with loan amounts > \$1,000,000, Cash-Out Refinances or Second Homes 	
Reserves	The following apply regardless of loan purpose:	
	Loan Amount	Reserves
	\$750,001 – \$1,000,000	6 months
	\$1,000,001 - \$1,500,000	12 months
> \$1,500,000	24 months	

(continued on next page)

Standard Guidelines for Loan Amounts > \$750,000 Program Requirements *(continued)*

Loan Type	<ul style="list-style-type: none"> • Fixed rate / fixed payment • Fully amortizing ARMs with initial term as follows: <ul style="list-style-type: none"> • Primary Residence - Purchase and Rate/Term Refinance: <ul style="list-style-type: none"> • Loan Amount > \$750,001 – \$1,000,000: Initial term ≥ 3 years • Loan Amount > \$1,000,000: Initial term ≥ 5 years • Primary Residence - Cash Out Refinance: Initial term ≥ 5 years • Second Home: Initial term ≥ 5 years <p>Ineligible: Temporary buydowns, balloons</p>
Property Type	Single family (detached and attached): Includes detached (site) condominiums
Attached PUD, Attached Condominium and Cooperative Projects	<ul style="list-style-type: none"> • The lender must determine if the attached PUD, attached condominium and cooperative project meets the applicable GSE project warranties and documents the project acceptance according to GSE guidelines. • Attached PUD, attached condominium and cooperative projects must be warrantable according to GSE general and applicable project eligibility requirements. • Documentation of the project's acceptance standards must be maintained in the Loan File, according to GSE guidelines. • Cooperative projects must be located in Fannie Mae's designated markets. <p>Note: <i>Loans in attached condominium projects that do not meet GSE project eligibility requirements and are considered non-warrantable may be submitted to Genworth for consideration on a case-by-case basis. Loan files containing a Condo Project Advisor feedback certificate in which a Project Waiver Request (PWR) has been granted may be submitted to Genworth for consideration on a case-by-case basis.</i></p>
Construction-to-Permanent	See section 4.7 for guidelines
Valid Credit Score	<ul style="list-style-type: none"> • Minimum of three (3) tradelines/credit references, open or closed, that have been evaluated at least 12 months <ul style="list-style-type: none"> • Credit references may be a combination of tradelines, traditional or nontraditional credit • At least one borrower on the loan must have a valid credit score • For more information, see section 7.5.
Underwriting Notes	Ineligible: Nontraditional credit, construction-to-permanent > \$1,000,000, 2 - 4 units, manufactured housing.
Note	Loans must meet all other Genworth Standard Guidelines.