

Who said things sitting still can't move?



Close loans with Pledged Assets

For many borrowers, a mortgage with Pledged Assets provides a perfect down payment option. Genworth will insure mortgages up to 97% financing after applying pledged asset savings in the form of cash/savings or certificate of deposit in lieu of a traditional down payment.

Borrower Benefits

- Gain loan eligibility without all necessary liquid funds
- Assets can come from immediate family members or borrower
- Assets may continue to grow while also being leveraged as a form of a down payment
- Alternative to parental gifting to help children buy their first home

Lender Benefits

- Allows for a higher LTV
- Cross sell products from mortgage to other areas of bank – pledged assets must be held at depository institution as collateral for the loan
- Bank investment upsell opportunities
- Attract new account holders – gain deposits of family members providing pledged assets

For additional information, contact your Genworth Sales Representative, visit new.mi.genworth.com or call the ActionCenter® at 800.444.5664.

Let's help someone buy a house today.



Pledged Assets Program Guideline Summary

Effective March 19, 2018

Primary Residence – Purchase					
Property Type	Max LTV before pledge	Max LTV net of pledge	Maximum Loan Amount	Maximum DTI	Minimum Credit Score
Single family, (detached & attached), Condominiums	100%	97%	\$500,000	45%	680
		90%	\$700,000		700
Pledge Funds	<ul style="list-style-type: none"> Pledge funds may be pledged by the borrower (first party) or third party (immediate family member) Pledge may be cash/savings or certificate of deposit held by a depository institution as collateral for the loan 				
Premium Rates	<ul style="list-style-type: none"> The premium rate is based on the LTV net of pledge LTV net of pledge is equal to: (Loan amount – pledge funds) / lesser of purchase price or appraised value 				
Minimum Borrower Contribution	<ul style="list-style-type: none"> ≤ \$500,000: None \$500,001 - \$700,000: Minimum 5% from borrower's own funds 				
Reserves	2 months, pledged assets may not be utilized towards meeting reserve requirements				
Seller Contributions	Maximum 3%				
Loan Types	Eligible loan types: <ul style="list-style-type: none"> Fixed rate fixed payment ARMs with initial term ≥ 5 years Ineligible: 3 year ARMs, temporary buydowns, balloons 				
Subordinate Financing	Not permitted				
Property Type	Ineligible: Cooperatives, manufactured housing, 2-4 units, second homes and investment property				
Ineligible Products	Construction-to-permanent, renovation mortgages				
Pledge Agreement	The pledged asset agreement in use by the lender for execution by the pledgor (borrower) must contain the following basic terms: <ul style="list-style-type: none"> Pledge may be first party pledge or third party pledge The lender must perfect a senior security interest in the collateral, with the right vesting in the investor or servicer to foreclose on or otherwise liquidate the collateral in the event of borrower default Neither the pledgor nor any other party is allowed to access or impair the security interest in the pledged assets 				
Pledge Release	The pledge will not be released until either loan payoff or cancellation of MI. However, Genworth may consider the release of the pledge under certain circumstances. See our <i>Underwriting Guidelines</i> for complete pledge release terms and details.				
Underwriting Notes	<ul style="list-style-type: none"> Loan must meet all other Genworth guidelines. The Pledged Asset Endorsement is posted on our Master Policy Resource Center located at new.mi.genworth.com. 				

This summary is intended for reference only and is subject to the complete terms and conditions of Genworth's *Underwriting Guidelines* at new.mi.genworth.com. In case of differences with this document, the *Underwriting Guidelines* will govern.