



### **DU Refinance Plus Program**

LTV/CLTV	* Rate term refinance only up to LTV 97% (of the current appraised value) with maximum 110% CLTV
Desktop Underwriter Findings	* An Approved/Eligible recommendation with the DU Refi Plus findings is required to be eligible for purchase by Michigan Mutual. No manual underwrites. * Michigan Mutual will not accept loans with Approved/Ineligible recommendation including when the Ineligible recommendation is due to an LTV >97%
Mortgage Insurance	* Michigan Mutual will only accept loans that don't require Mortgage Insurance. This includes loans where the original loan being refinanced had an LTV <= 80% and the current loan has a LTV > 80%, but no MI is required per Fannie Mae's MI waiver with this DU Refi Plus program guidelines.
Maximum Mortgage Amount	* Current UPB + closing costs and prepaid + (lesser of 2% or \$2,000)
Credit	* 620 minimum FICO score regardless of DU decision with 0 x 30 Mortgage late payments. * BK must be seasoned minimum 48 months. Foreclosures must be seasoned for a minimum of 84 months.
Property Types	* 1-4 units Owner Occupied Only, condo acceptable per FNMA guidelines for acceptable Condo projects. (Condo checklist required for all condo). No condominium hotel or motel or high rise condo projects. Florida Condominium must continue to meet FNMA state of Florida warranty requirements, Occupancy, and loan to value restrictions Ineligible properties are manufactured home and co-op
Appraisal Requirements	* Appraisal requirements will be determined by DU. Some properties may be eligible for Property Inspection Waiver for a fee of \$75.
Document Requirements	* Signed IRS Form 4506-T required for all borrower
Pricing	* DU Refi Plus program has price adjustments in addition to the normal pricing adjuster. Pricing Adjustments are based on new LTV and CLTV
Additional Important Notes	* Loans with subordinate financing are allowed provided current subordinate lender will subordinate to the new loan and subordinate financing does not increase. Loans with subordinate financing require a signed subordinate financing agreement by subordinate lender prior to closing. (Companies are taking up to 60 days to approve and sign subordination agreements) Maximum \$250 cash back * Loans must document net tangible benefit to the borrower(s) in the underwriting package (more stable loan program or reduced mortgage payment) * Only for loans that closed prior to 3/1/2009 * All borrower(s) on the original loan are required to be on the new refinance loan. Example John B Homeowner vs. John B. Homeowner * Make sure name and address in DU match exactly to the name and address on the previous FNMA loan. * The DU collateral assessment model may red flag when the submitted value estimate for this refinance transaction does not fit Fannie Mae value. Use a realistic current estimated value in DU. * Can check availability at <a href="http://loanlookup.fanniemae.com/loanlookup/">http://loanlookup.fanniemae.com/loanlookup/</a> * Some loans with Fannie Mae that have credit enhancements will not be eligible for this programs. This includes some loans with lender paid Mortgage Insurance and lender recourse.