

WSHFC Manual Underwriting

Home Advantage

FHA	VA	USDA	Fannie Mae	Freddie Mac
The loan received an 'Approve/Eligible' finding but requires a downgrade due to additional information not considered in the AUS decision that affects the overall insurability or eligibility of the loan, or Refer/Eligible findings. All downgrades and manual underwrites must meet the following requirements: – Minimum 660 FICO for all borrowers who have a FICO score and maximum 43.00% DTI.	Not permitted	Not Permitted Except for USDA Existing Manufactured Home Pilot program.	The loan received an Approve/Eligible(DU Findings) but requires a downgrade OR Refer w/ Caution findings. Subject to the following requirements: Using Desktop Underwriter (DU) only. Follow agency guidelines.	Not permitted.
No Manufactured Homes		See Above		No Manufactured Homes

House Key

FHA/VA/USDA/Fannie Mae	Freddie Mac
The loan received an Approve/Eligible (DU findings) but requires a downgrade OR Refer/Eligible or Refer w/Caution findings, Subject to the following requirements: o Using Desktop Underwriter (DU) only for FHA, VA or Fannie Mae HFA Preferred conventional loans. GUS must be used if USDA loan. In all cases lender must follow agency guidelines.	Not permitted.
No Manufactured Homes	

See Agency guidelines for additional requirements including Front-End DTI limitations