

Simply Underwrite[®] Eligibility Recap

Simply Underwrite applies to eligible loans with a **Desktop Underwriter[®]** recommendation or **Loan Product Advisor[®]** risk classification.

The guidelines and documentation levels determined by the GSE AUS generally align with our Simply Underwrite requirements. Enact does not approve loans for mortgage insurance based solely on a response obtained from Agency automated underwriting systems, Fannie Mae's Desktop Underwriter (DU) and Freddie Mac's Loan Product Advisor. Contact your sales representative or the ActionCenter[®] at 800-444-5664 with any questions.

Effective February 24, 2026

Simply Underwrite Program Requirements				
Primary Residence – Purchase, Rate/Term Refinance & Construction-to-Permanent				
Property Type	Maximum LTV/CLTV	Maximum Loan Amount	Minimum Credit Score	Maximum DTI ¹
Single family (detached & attached), Condominiums, Cooperatives, Manufactured Housing ²	97%/105% ²	Per DU & Loan Product Advisor	600	Per DU & Loan Product Advisor
2 units; Manufactured Housing ³ permitted	95%/105% ²			
3 units	95%/105% ²			
4 units	95%/105% ²			
Second Home – Purchase, Rate/Term Refinance & Construction-to-Permanent				
Single family (detached & attached), Condominiums, Cooperatives, Manufactured Housing 1-2 Unit ³	90%	Per DU & Loan Product Advisor	620	Per DU & Loan Product Advisor
Investment Property, Purchase & Rate/Term Refinance				
Single family (detached & attached), Condominiums	85%	Per DU & Loan Product Advisor	620	Per DU & Loan Product Advisor
<ol style="list-style-type: none"> Enact utilizes the DTI excluding the mortgage insurance premium for pricing purposes, the total DTI including mortgage insurance is used for guideline eligibility. When the CLTV is greater than the maximum LTV, the subordinate financing must meet Fannie Mae's Community Seconds[®] or Freddie Mac's Affordable Seconds[®] requirements. The loan must be identified as an Affordable Housing loan within the MI submission. Fannie Mae MH Advantage[®] and Freddie Mac CHOICEHome[®] properties must be identified as manufactured homes. Manufactured home properties comprised of more than >2 units are ineligible. 				
Description	In addition to Approve/Eligible or Accept/Eligible loans, the following may be eligible for Simply Underwrite <ul style="list-style-type: none"> Approve/Ineligible or Accept/Ineligible for ARM Plan Approve/Ineligible or Accept/Ineligible for LTV 95.01-97% GSE published Renovation Mortgage Programs, Cooperative Share Mortgages, HomeReady, Home Possible, HFA Preferred, HFA Advantage, RefiNow and Refi Possible are all eligible for Simply Underwrite.			
Documentation	<ul style="list-style-type: none"> Follow the documentation required by DU & Loan Product Advisor. Additional documentation may be warranted to support the underwriting decision, per Fannie Mae and Freddie Mac guidance. Follow Simply Underwrite section 6.1. 			
Eligibility Exclusions	Lender-negotiated guideline variances, waivers or programs unless approved by Enact.			

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

02222.0226

Enact Mortgage insurers include Enact Mortgage Insurance Corporation and Enact Mortgage Insurance Corporation of North Carolina.

© 2026 Enact Holdings, Inc. All rights reserved.

CONFIDENTIAL

Standard Guidelines Eligibility Recap

Standard Guidelines apply to loans that are not eligible for **Simply Underwrite**. Contact your sales representative or the ActionCenter® at 800-444-5664 with any questions.

Effective February 24, 2026

Standard Guidelines Program Requirements				
Primary Residence – Purchase, Rate/Term Refinance & Construction-to-Permanent ¹				
Property Type	Maximum LTV/CLTV	Maximum Loan Amount	Minimum Credit Score	Maximum DTI ²
Single family (detached & attached), Condominiums, Cooperatives	97%	\$1,300,000	620	50%
	95%	\$1,650,000	680	45%
	90%	\$1,750,000	720	45%
	85%	\$2,000,000	740	45%
Manufactured Housing	97%	Agency Base Conforming	620	50%
2 units (Manufactured Housing permitted) ³	95%		620	50%
3 – 4 units ⁴			700	45%
Primary Residence – Cash-Out Refinance ⁵				
Single family (detached & attached), Condominiums, Cooperatives	90%/NA	Agency Base Conforming	700	45%
	85%/NA		620	50%
	85%/NA	\$1,300,000	720	45%
Second Home – Purchase, Rate/Term Refinance & Construction-to-Permanent				
Single family (detached & attached), Condominiums, Cooperatives	90%	Agency Base Conforming	620	50%
	90%	\$1,300,000	700	45%
Manufactured Housing 1-2 Units ³	90%	Agency Base Conforming	620	50%
Second Home – Cash-Out Refinance ⁵				
Single family (detached & attached), Condominiums, Cooperatives	85%/NA	\$1,300,000	740	45%
Investment Property – Purchase & Rate/Term Refinance				
Single family (detached & attached), Condominiums	85%	\$1,300,000	700	45%
<ol style="list-style-type: none"> The maximum loan amount for Construction-to-Permanent transactions is \$1,650,000 Enact utilizes the DTI excluding the mortgage insurance premium for pricing purposes, the total DTI including mortgage insurance is used for guideline eligibility. Single-wide Manufactured Housing is limited to Primary Residences. Manufactured home properties comprised of more than >2 units are ineligible. See section 7.12 for complete details The maximum loan amount for 3 - 4 unit property type is \$1,601,750. The maximum cash-out amount is \$250,000 for cash-out refinance transactions. 				
Description	Follow sections 7.1 and 7.2 Standard Guideline requirements in our <i>Underwriting Guidelines</i> for complete details.			

This summary is intended for reference only and is subject to the complete terms and conditions of Enact’s Underwriting Guidelines at EnactMI.com. In case of differences with this document, the Underwriting Guidelines will govern.