

# Radian Announcement

## eBulletin #2020-11 | September 14, 2020

### Radian Announces COVID-19 Updates and Underwriting Guideline Changes

#### Purchase and Rate/Term Refinance Eligibility Requirements

In response to the GSEs temporary mortgage obligation policy, announced in Fannie Mae's [Lender Letter LL-2020-03](#) and Freddie Mac's [Bulletin 2020-17](#), effective immediately, Radian is revising our temporary eligibility requirements for GSE and non-GSE loans as follows:

- Purchase and Rate/Term Refinance transactions continue to be eligible for mortgage insurance (MI) for borrowers who have not missed payments and whose payments are current as of the note date of the new transaction.
- Purchase and Rate/Term Refinance transactions continue to be eligible for MI for borrowers who have missed payments and resolved the missed payments through a reinstatement.
- Rate/Term Refinance transactions, for which Radian insures the existing loan, are now eligible for MI for borrowers who have resolved missed payments through a loss mitigation solution and have made three timely payments following or as part of the loss mitigation workout. Please submit your loan as a non-delegated application if you are unable to confirm whether the existing loan has Radian MI.
- Purchase and Rate/Term Refinance transactions, with the exception of the Radian-to-Radian Rate/Term Refinances described above, continue to be ineligible unless the borrower remains current or brings their loan current through a reinstatement.

#### Extension of Temporary GSE Policies

Unless specifically stated within this announcement, Radian is aligned with the recent GSE temporary policy extensions. For your convenience these announcements are listed below:

Fannie Mae	Freddie Mac
Selling Loans in Forbearance Due to COVID-19: <a href="#">Lender Letter LL-2020-06</a> (Updated 8/27/2020)	Updates to Market Condition Credit Fee in Price, COVID-19-Related Requirements From Previous Bulletins, and Extension of Temporary Requirements for Purchase of Mortgages in Forbearance: <a href="#">Bulletin 2020-35</a> (Issued 8/27/2020)
Impact of COVID-19 on Appraisals: <a href="#">Lender Letter LL-2020-04</a> (Updated 8/27/2020)	
Impact of COVID-19 on Originations: <a href="#">Lender Letter LL-2020-03</a> (Updated 8/27/2020)	COVID-19 Foreclosure Moratorium Extension and Disaster Forbearance Updates: <a href="#">Bulletin 2020-34</a> (Issued 8/27/2020)
Impact of COVID-19 on Servicing: <a href="#">Lender Letter LL-2020-02</a> (Updated 8/27/2020)	Selling Guidance Related to COVID-19: <a href="#">Bulletin 2020-17</a> (Reissued 5/22/2020)



## Rescission Relief Eligibility for Loans in COVID-19 Forbearance Plans

As previously communicated, Radian extended our temporary Rescission Relief policy for loans that enter a COVID-19 forbearance plan through December 31, 2020. Missed payments during forbearance are not counted towards or against the payment history test. When evaluating payments for the purpose of validating Rescission Relief pay history requirements, we will exclude from consideration payments that were due during a COVID-19 forbearance plan if the plan resulted in the loan being brought current through a reinstatement, repayment plan, deferment or loan modification.

## Updates to One Underwrite and Manual Underwriting Guidelines

The following expansions to our Underwriting Guidelines are effective for all MI applications received on or after September 14, 2020:

- The payoff of an unseasoned, non-purchase money subordinate lien used entirely to make improvements to the subject property will be permitted for Rate/Term refinance transactions.
- For loan amounts greater than \$1,000,000, Radian will require either two full appraisals or one full appraisal and one of the following property inspection and valuation methods in lieu of a second full appraisal:
  - Field or desk review
  - Desktop appraisal
  - Exterior-only inspection appraisal

Radian's updated COVID-19 [Interim Underwriting Guidance](#), [Eligibility Matrices and Underwriting Guidelines](#), and [COVID-19 FAQs](#) are available on our website.

Stay up to date on changes related to COVID-19's impact on Radian's programs and policies at [www.radian.com/covid-19](http://www.radian.com/covid-19). Should you have any questions, please contact your Radian Account Manager, Risk Manager, or Radian Customer Care at 877.RADIAN1 (723.4261).

## Questions?

Radian Customer Care: 877.RADIAN1 (723.4261) | Contact your [Radian Account Manager](#). [Visit our website](#) to view all [Radian eBulletins](#).

*Thank you for your continued partnership as we strive to promote and preserve the American dream of homeownership.*

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