

Underwriting Snapshot Sheet

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A Comprehensive Guide by The Housing Assistant



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Loan Type	Max DTI	Max LTV	AUS Type(s)	Notes
FHA	31/43 (can go to 50% with AUS)	96.5% (purchase), 97.75% (refi)	TOTAL Scorecard via DU or LPA	Manual UW requires compensating factors
VA	Residual Income method (generally <41%)	100%	AUS via DU, LPA, or Manual	No monthly MI; must meet VA residual guidelines
USDA	29/41 (up to 46% with factors)	100%	GUS (Guaranteed UW System)	Must meet income & rural location eligibility
Conventional (FNMA)	36-45% (up to 50% with strong file)	97% (First-time homebuyer)	DU (Desktop Underwriter)	DU findings dictate eligibility
Conventional (FHLMC)	Up to 50%	97%	LPA (Loan Product Advisor)	LPA may allow income flexibility
Non-QM	Varies by lender	Typically 80-90%	Manual or Proprietary	Asset-based or alternative income allowed

THA Tip: AUS findings override traditional DTI caps. Always read the feedback messages to understand approval conditions.