



VA Matrix

revised 5/3/2022

Manual Underwriting Criteria

General Manual Guidelines Must meet following requirements:

These are applicable for 600 and above credit scores that receive an AUS Refer/Eligible.

- DTI not to exceed 41%
- 1 month's reserves required
- 120% of Residual Income required per VA
- Manual Adjustment on rate sheet applicable
- Credit Letters of Explanation required – must be detailed and reference items on credit report
- Compensating factors must be present – underwriter may request as needed to alleviate risk in file
- 100% payment shock = risk. Several compensating factors must be present to overcome.
- Rental history, if available, must be documented

- Additional conditions will apply based on loan characteristics and borrower profile.