



WSHFC Manual Underwriting

Home Advantage

FHA	VA	USDA	Fannie Mae	Freddie Mac
The loan received an 'Approve/Eligible'	Follow agency	Follow agency	The loan received an Approve/Eligible(DU	Not permitted.
finding but requires a downgrade due to	guidelines and	guidelines and	Findings) but requires a downgrade OR	
additional information not considered in the	AUS approval	AUS approval	Refer w/ Caution findings. Subject to the	
AUS decision that affects the overall	for maximum	for maximum	following requirements: Using Desktop	
insurability or eligibility of the loan, or	DTI ratios	DTI ratios	Underwriter (DU) only. Follow agency	
Refer/Eligible findings.			guidelines.	
			No Manufactured Homes	

House Key

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

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