

## Desktop Underwriter Risk Factors

<b>PRIMARY</b>	Equity/Downpayment	Lower LTV – Reduces Risk Higher LTV – Increases Risk
	Credit History	Negative – Increases Risk Positive – Reduces Risk
	Reserves	Evidence of Reserves – Reduces Risk
	Employment	Self Employed – Increases Risk Salaried – Reduces Risk
	Mortgage Term	Fixed/Shorter – Reduces Risk Interest Only – Increases Risk
<b>CONTRIBUTORY</b>	Product	ARM/Balloons – Increases Risk Fixed – Reduces Risk
	Property Type	Over 1 unit, condos, attached – Increases Risk
	Transaction Type	Purchase – Reduces Risk Refinance – Increases Risk
	Co-Borrowers	Reduces Risk
	Debt Ratios	Very High – Increases Risk Very Low – Reduces Risk
	Mtg. Delinquencies	Increases Risk
	Bankruptcy/Foreclosure	Increases Risk

### Loan Prospector Risk Factors

<b>Collateral</b>	Total Equity/Downpayment	<b>HIGH</b>
	Property Type	
	Property Use: NOO/OO	
	FICO Score	
	Foreclosures/Bankruptcies	
<b>Credit</b>	Liens/Judgments	<b>HIGH</b>
	Mortgage Delinquencies	
	Credit delinquencies; Collections/charge-offs	
	Credit accts: type, age, usage/status	
	New Credit in last 12 mos.	
<b>Capacity</b>	Debt Ratios	<b>LOW</b>
	Salaried vs. Self Employed	
	Cash Reserves	
	Number of borrowers	
	Loan Product: Fixed/ARM	
<b>Loan</b>	Loan Purpose: Purchase vs. Refinance	<b>MEDIUM</b>