



Low Score – No Score Manual Underwriting

RAC tries to accommodate those who had their score crushed by an event or those who chose to not use formal credit or, for example, veterans who had been on multiple tours and did not have the need or time to establish credit. RAC will require the file to show strength to compensate for the low score or no score status.

Each Low Score – No Score File Is Reviewed On Its Own Merits

- 2+ years employment history
- Stricter ratios may apply (*29/41 for USDA & 31/43 for FHA*)
- No unpaid collections
- VOR showing 12-month history no lates
- No 30 day lates in last 12 months
- 1 or 2 months of reserves
- 3 historical trade lines (*including VOR*) showing 12-month history with no lates or 1 active trade lines + 2 historical trade lines w/12 months no lates (standard or alternative trades).
- *No score files will need to provide 3 alternative trades with 12-month history w/no lates. If no VOR we may require 3 alternative trade lines.*

Finally, you will need a letter of explanation as to what caused the low scores and derogatory credit, what has been done to stem the problem and what assurances can be given that this credit issue will not re-occur.

You can send in your USDA, FHA, VA and Conventional loan files as a prequal to prequals@racmtg.com. Include the credit report, 1003 and a 1008 if you have one. You will receive a response in about 24 to 48 hours.

Contact your AE or CSR if you need more details.

Account Executive:

- Adam Long – adaml@racmtg.com

Customer Service – 813-935-1828

- marketing@racmtg.com