



UHM Wholesale Alternative Credit Policy

Loans containing alternative credit documentation have a much higher incidence of fraud and default when compared to loans with traditional credit references. Today's technology makes alternative credit documentation easier to produce with fraudulent intent. As a result, UHM Wholesale has modified its policy as it relates to "Alternative Credit Procedures" in order to mitigate further risk to UHM Wholesale.

UHM must obtain a letter from the Creditor showing the account, balance, payment, and minimum twelve-month history paid to current. In the event that the aforementioned cannot be obtained and validated, a credit supplement is required.

Alternative Credit Reminders:

1. All original alternative credit letters must be signed by the individual who wrote the letter and must appear on letterhead or must clearly indicate the company name, address, access phone number, and title of the signing party. Email credit reference letters are not acceptable.
2. If any company refuses to sign a credit letter such as Columbia Gas, a Processor certification may be acceptable as a "Limited Scope Exception." This exception will be on a case-by-case basis and must be acceptable to Underwriting.
3. UHM Wholesale does not accept printouts showing the borrower's payment history. In lieu of this, Processors may assist with certifications with major utility companies only.
4. Credit Agencies may update your credit report with alternate credit references with a credit score update file, provided documentation is forwarded to assist in completing the verification.
5. Continue to perform Processor Certifications as required to verify the authenticity of the letter. If anything falls within the "gray area," UHM Wholesale will take a conservative approach.