

# Mortgage Credit Potential Index

April 2023

The Mortgage Credit Potential Index (MCPI) is a monthly reporting of mid-score mortgage credit pulls analyzed by CreditXpert's predictive analytics platform. The MCPI highlights the volume of mid-score mortgage credit pulls by 20-point credit bands between 360 and 850. When compared to prior months and years, the MCPI serves as an indicator of changes in query volume.





# Table of Contents

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02 12 Month Credit Pulls Overview

03 Making Homeownership More Affordable

04 Monthly and Yearly Comparison

05 Credit Potential by Market

06 Credit Potential by Market

07 Turning Potential Into Real Outcomes

08 Meet the Team

Over the past year  
CreditXpert  
analyzed **14.9M** mid-  
score credit pulls.

12-months ending April 30, 2023



**76%** of all mid-score credit  
pulls below 760 may be able to  
increase their score by at least  
one 20-point band within 30  
days.\*

\*Applicants that follow a custom CreditXpert action plan  
will be more likely to increase their credit score.



Total credit pulls  
between 640 and 759  
in the last 12 months.

**5.70M**

12-months ending April 30, 2023

**4.11M**

Applicants that could  
increase their mid-score  
by 20-points or more  
within 30 days\*

\*Higher score achievable if applicant completes custom action plan

As interest rate is one of the top criteria that applicants use to select a lender, it will be important for lenders to deliver the most competitive offer. In the 12 months ending April 30, 2023, CreditXpert analyzed 5.70M mid-score credit pulls between 640 and 759 where a 20-point band increase could lead to a lower interest rate. Of these pulls, 4.11M may be able to increase their score by at least one 20-point band within 30-days if they complete a custom action plan.

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According to the Loan Level Price Adjustment tables published by Fannie Mae and Freddie Mac, those with credit scores between 640 and 759 could potentially qualify for a better rate if they increase their score by at least one 20-point band. The Loan Level Price Adjustments are guidelines that are subject to individual lender pricing policies. CreditXpert has no involvement with any lender pricing policies and does not generate loan underwriting recommendations or decisions through its platform or otherwise.



Total credit pulls  
from April 2023  
compared to March  
2023

**-8.8%**

12-months ending April 30, 2023

**-31%**

12-months ending April 30, 2023

Total credit pulls from  
April 2023 compared to  
April 2022

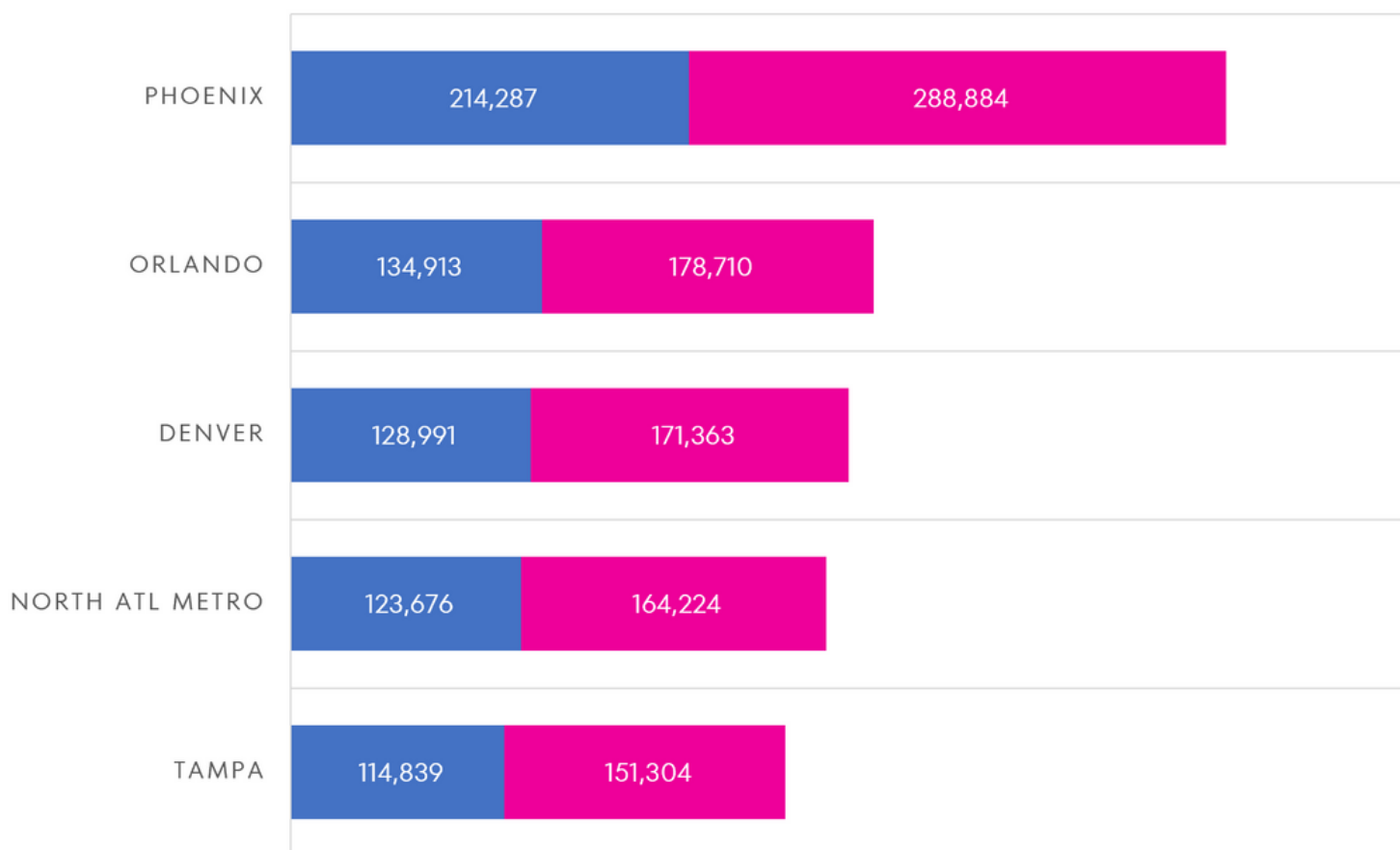
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Top 5 metro areas with the most mortgage applicants that could increase their credit mid-score by at least 20 points in 30 days.



■ Credit Potential ■ Total Credit Pulls

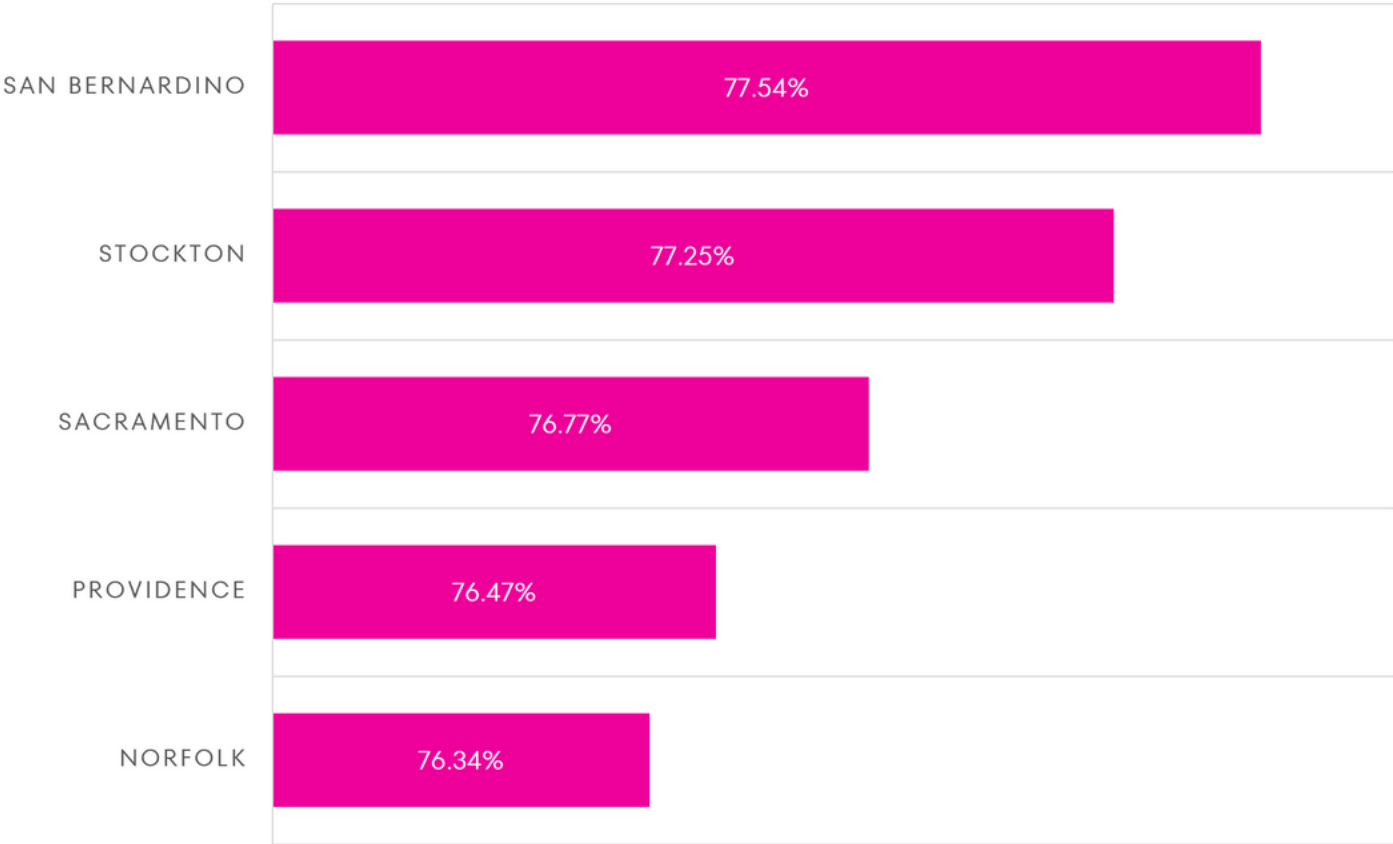


12-months ending April 30, 2023



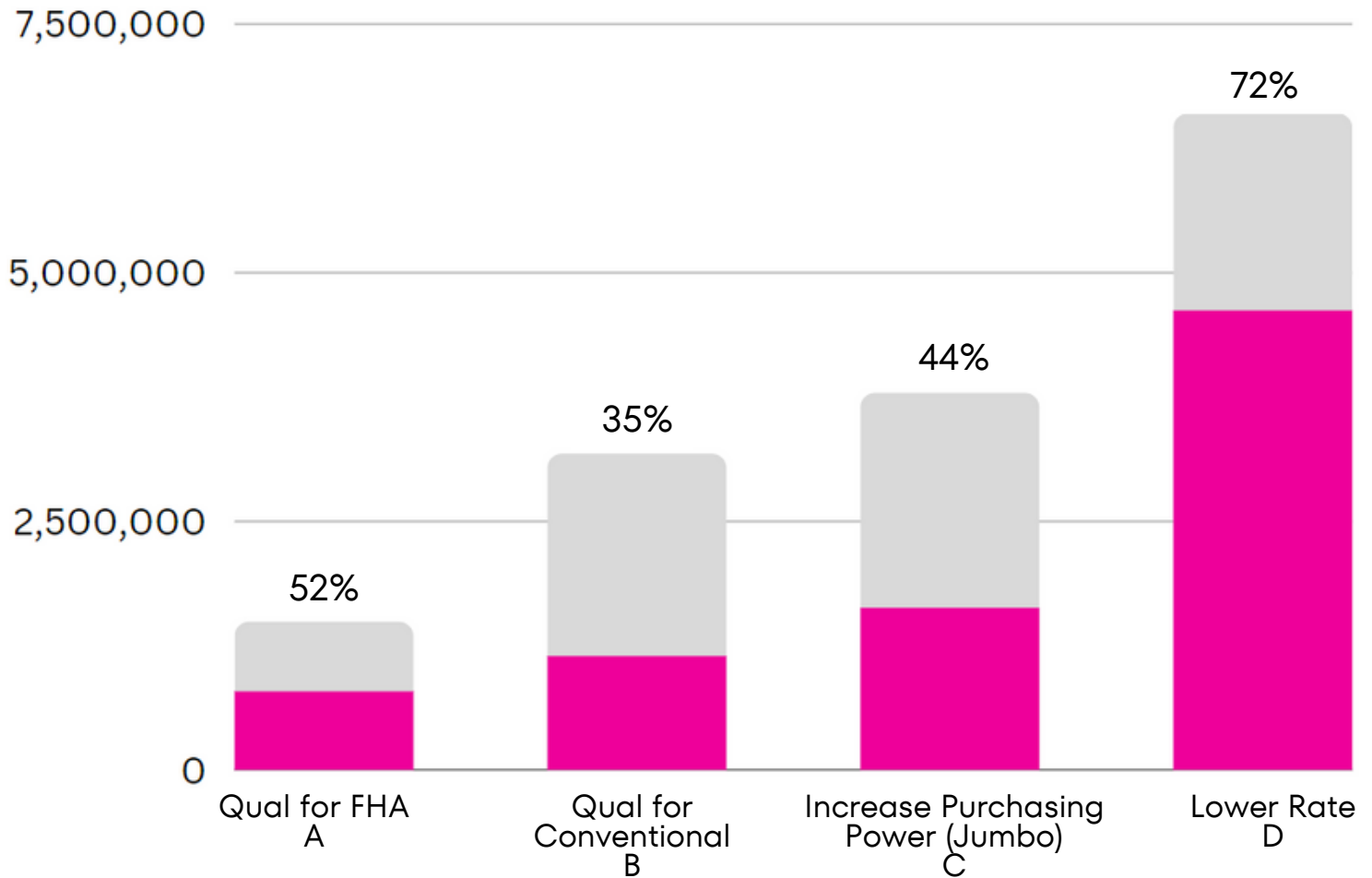
Top 5 metro areas (by credit pulls) that have the highest *percentage* likelihood of increasing their credit score by 20 points in 30 days or less.

■ % of Applicants That Could Increase by at Least 20 Points



12-months ending April 30, 2023

# What percentage of applicants could achieve a better outcome by following a CreditXpert action plan?



- A. Total initial pulls below 579 that may be able to achieve 580 or higher within 30 days if they complete a custom
- B. Total initial pulls below 619 that may be able to get to 620 or higher within 30 days if they complete a custom action plan
- C. Total initial pulls below 679 that may be able to achieve 680 or higher within 30 days if they complete a custom action plan
- D. Total initial pulls between 640 and 759 that may be able to increase their score by at least one 20-point band within 30 days if they complete a custom action plan

1 A Federal Housing Administration (FHA) Mortgage is a home mortgage that is insured by the government and issued by a bank or other lender that is approved by the agency. FHA loans require a lower minimum down payment than many conventional loans, and applicants may have lower credit scores, typically 580, than is usually required. The FHA loan is designed to help low- to moderate-income families attain homeownership. They are particularly popular with first-time homebuyers. The Rural Housing Service (RHS) provides loans directly to low-income borrowers in rural areas and guarantees loans provided by approved lenders. An RHS loan can help a borrower who otherwise might not qualify for a traditional mortgage because of low income or bad credit to buy a home in an approved rural area.

2 A Conventional Mortgage is any type of home buyer's loan that is not offered or secured by a government entity. Instead, conventional mortgages are available through private lenders, such as banks, credit unions, and mortgage companies. However, some conventional mortgages can be guaranteed by two government-sponsored enterprises; the Federal National Mortgage Association (Fannie Mae) and the Federal Home Loan Mortgage Corporation (Freddie Mac). Conventional loans typically require a minimum credit score of 620. Loan size must be equal to or less than \$647,200 or \$970,800 in high-cost areas for a single-family home.

3 A Jumbo Mortgage is a non-conforming mortgage loan that exceeds the limits set by the Federal Housing Finance Agency (FHFA). Jumbo loans are non-conforming loans as they cannot be purchased, guaranteed, or securitized by Fannie Mae or Freddie Mac. The main advantage of a jumbo loan is that it lets you borrow more than the limits imposed by Fannie and Freddie. Jumbo loans typically require a minimum credit score of between 680 and 700 depending on individual lender guidelines.

4 According to the Loan Level Price Adjustment tables published by Fannie Mae and Freddie Mac, those with credit scores between 640 and 759 could potentially qualify for a better rate if they increase their score by at least one 20-point band. The Loan Level Price Adjustments are guidelines that are subject to individual lender pricing policies. CreditXpert has no involvement with any lender pricing policies and does not generate loan underwriting recommendations or decisions through its platform or otherwise.



## Meet the Team



William Coates  
CreditXpert - Business Intelligence Lead



Dan Green  
Blackfin Group - Principal



Chase Arvanitis  
CreditXpert - Director of Performance Marketing



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