



## Comparison of MI Company Guidelines - Wholesale

Revision Date: **November 1, 2011**

**Note: with this change, MGIC now considers California as a 'standard market'.**

Note: While these matrices summarize current parameters from the MI companies, all loans above 80% require MI approval, with final determination and acceptance by the MI Company.

**The guideline summary applies to all MI payment options – borrower paid as well as LPMI. All loans must meet the requirements of the MI Company and the HSOA Program requirements.**

**This guideline summary applies to all MI payment options – borrower paid as well as LPMI.**

### Standard Markets

#### Wholesale

Primary Residence - Purchase & Rate/Term						
	1 Unit			FNMA High Balance 1 unit		
MI Company and property types	Max LTV/CLTV	Min FICO	DTI	Max LTV/CLTV	Min FICO	DTI
<b>Radian –all except attached condos in Clark county, NV and Miami-Dade and Broward counties in FL</b>	97% purch and R/T 95%  <b>Must be DU approve/eligible</b>	680 620 for BPMI 680 for LPMI	Per DU Per DU	Per DU (FNMA max is 90% / 90%) <b>Must be DU approve/eligible; maximum loan amount as per DU</b>	700	Per DU
<b>MGIC – all except condo</b>	97% Purch FTHB only 97% Purch FTHB only  95% Purch 95% Purch 95% R/T	740 700  740 660 680	45 41  45 41 41	90% 90%	740 700	45 41
<b>MGIC - condo</b>	95% Purch 95% Purch 95% R/T	740 680 680	45 41 41	90% 90% Not allowed in HI	740 700	45 41
<b>Genworth –except and attached condos</b>	95%	660 (680 in FL)	41	90%	700 (740 in FL)	41
<b>Genworth – attached condos</b>	95%	660 (680 in FL)	41	90%	740	41

## Wholesale – Standard Markets

Primary Residence - Cash-out Refinance						
MI Company and property types	1 Unit			FNMA High Balance 1 Unit		
	Max LTV/CLTV	Min FICO	DTI	Max LTV/CLTV	Min FICO	DTI
<b>Radian –all except attached condos in Clark county, NV and Miami-Dade and Broward counties in FL</b>	85% Must be DU approve/eligible  Availability Includes Delayed Financing cash out exception	620 for BPMI 720 for LPMI	Per DU	n/a	n/a	n/a
<b>MGIC - all</b>	n/a	n/a	n/a	n/a	n/a	n/a
<b>Genworth- except attached condos</b>	85% not allowed in FL	700	41	n/a	n/a	n/a
<b>Genworth- attached condos</b>	n/a	n/a	n/a	n/a	n/a	n/a

## Wholesale – all Markets

Second Home - Purchase & Rate/Term						
MI Company and property types	1 Unit			FNMA High Balance 1 Unit		
	Max LTV/CLTV	Min FICO	DTI	Max LTV/CLTV	Min FICO	DTI
<b>Radian –all except attached condos in Clark county, NV and Miami-Dade and Broward counties in FL</b>	90%  Must be DU approve/eligible	620 for BPMI 720 for LPMI	Per DU	n/a	n/a	n/a
<b>MGIC –Detached: standard market</b>	90% purchase  2 mo reserves Max 6% seller contributions	720 740	41 45 (all except 3/1 ARM)	n/a	n/a	n/a
<b>MGIC –Detached: Tier I (declining) market</b>	90% purchase 3/1 ARM not allowed 6 mo. reserves Max 3% seller contributions	740	41	n/a	n/a	n/a
<b>MGIC –Detached: Tier 2 –severely declining market</b>	<del>90% purchase</del> <del>3/1 ARM not allowed</del> <del>6 mo. reserves</del> <del>Max 3% seller contributions</del>	<del>760</del>	<del>41</del>	<del>n/a</del>	<del>n/a</del>	<del>n/a</del>
<b>MGIC – attached</b>	n/a	n/a	n/a	n/a	n/a	n/a
<b>Genworth- except attached condos</b>	90% not allowed in FL	720	41	n/a	n/a	n/a
<b>Genworth- attached condos</b>	n/a	n/a	n/a	n/a	n/a	n/a

## Declining Markets

### Wholesale

Primary Residence - Purchase & Rate/Term						
	1 Unit			FNMA High Balance 1 unit		
MI Company and property types	Max LTV/CLTV	Min FICO	DTI	Max LTV/CLTV	Min FICO	DTI
<b>Radian</b>	No such designation					
<b>MGIC –all except condos</b>	95% 95% Includes CA AZ, FL & NV properties	740 680	45 41	90% 90%	740 720	45 41
<b>MGIC –condos</b>	90% 90% Includes CA AZ, FL & NV properties	740 680	45 41	90% 90%	740 720	45 41
<b>Genworth</b>	No such designation	N/A		N/A	N/A	

## Severely Declining Markets

### Wholesale

Primary Residence - Purchase & Rate/Term							
		1 Unit			FNMA High Balance 1 unit		
MI Company and property types	States affected	Max LTV/CLTV	Min FICO	DTI	Max LTV/CLTV	Min FICO	DTI
<b>Radian – attached condos</b>	NV – Clark county FL– Miami-Dade and Broward Counties	n/a	n/a	n/a	n/a	n/a	n/a
<b>MGIC –all except condos</b>	Entire states: AZ, FL, NV	95% purchase 95% purchase	740 720	45 41	90% purchase 90% purchase	740 720	45 41
<b>No such designation</b>	Some areas: GA, IL, MI, NJ, NY	90% R/T 90% R/T	740 720	45 41	85% R/T 85% R/T	740 720	45 41
<b>MGIC – conde</b>	Entire state: AZ, CA, FL, NV  Some areas: GA, IL, MI, NJ, NY	90% 90%	740 720	45 41	90% purchase 90% purchase  85% R/T 85% R/T	740 720  740 720	45 41  45 41

## MI Company Key Guideline Summary All Transactions

**Note:** Our Investors do not permit 2 units above 80%

### Guideline Restrictions

Feature	Radian	MGIC	Genworth
Attached Condominiums with >4 units	Must meet established project requirements; max 30% investor owned	Must meet established project requirements max 49% investor owned (30% if less than 10 units)	Will accept Limited Review and FNMA CPM without a presale or investor concentration overlay.
2-4 unit Condo projects	Must be 100% complete (same requirement as HSOA)	Must be 100% complete (same requirement as HSOA)	Must be 100% complete (same requirement as HSOA)  No NOO units in 2-3 unit projects
Properties owned by the seller less than 181 days (acquisition date to purchase contract date; excludes property sales by the foreclosing lender)	Loan must be submitted to MI company for prior approval	Loan must be submitted to MI company for prior approval	Loan must be submitted to MI company for prior approval
Reserves	2 months; on R/T reserves may be waived if payment is reducing  Conversion properties: six (6) months reserves are required for the subject property. For each additional property owned by the borrower, 2months reserves	2 months on all transactions	To \$417,000: 2 months on purchases, follow AUS on refinances;  FNMA High Balance: 6 months reserves
LTVs >95%	Not limited to FTHB or affordable programs; purchases only 3% must be borrower's own funds	FTHB and purchases only 3% must be borrower's own funds	purch, not available in AZ, CA, FL, MI, NY 3% must be borrower's own funds
*Declining markets – additional limitations			Genworth must underwrite all attached property FL MI submissions
Rate/Term and Subordinate Liens	OK to pay off subordinate lien that was used to purchase the property	OK to pay off subordinate lien that was used to purchase the property	OK to pay off subordinate lien that was used to purchase the property
Secondary financing	No new subordinating liens; will allow an existing lien to subordinate on a R/T.	allowed	No new subordinating liens; will allow an existing lien to subordinate on a R/T.
FNMA High Balance Loans	2 months reserves	2 months reserves -3% seller contribution  No BK, FC in 4 yrs  Maximum \$729,750	-6 months reserves  --3% seller contribution  CA properties and FL attached housing – submit file to

			Genworth Maximum \$729,750
Credit, Credit Scores & Minimum Trade lines -all borrowers must have valid credit scores	At least 3 open and active trade lines documented for the most recent 12 months;  minimum 2 scores per borrower	At least 3 open and active trade lines documented for the most recent 12 months;  minimum 2 scores per borrower  Primary borrower's score is used for qualifying (primary borrower contributes more than half of the qualifying income)	Minimum of three trade lines (open or closed) with 12 months history; minimum 2 scores per borrower  collections and charge offs may remain open to the following maximums: <input type="checkbox"/> Up to \$250 per account, and <input type="checkbox"/> Up to \$1,000 in the aggregate
Re-established credit	Minimum of 3 standard trade line accounts reporting on the credit report which must have been open and active for the most recent 24 months and no more than 2X30 and 0X60. No other derogs (judgments, collections, etc).	Minimum of 2 standard trade line accounts reporting on the credit report which must have been open and active for the most recent 24 months with no lates. No other derogs (judgments, collections, etc).	Follow HSOA
Mortgage histories	no more than 1x30 in last 12 months  All mortgages must be current at time of subject loan application and closing.	Follow DU	0 x 30 last 12 mo 1 x 30 last 24 mo 0 x 60 last 24 mo
Seasoning on cash out transactions	Subject property may not have been purchased or listed within the 12 months prior to loan application	N/A	Use lower of current value or purchase price during first 12 months of ownership
Continuity of Obligation	Same as Product summary	At least one borrower on the new loan must also be a borrower obligated on the existing loan being refinanced.  No other provisions accepted	Silent –considered same as Product Summary
Conversion of Primary residence	Generally, 6 months reserves on all properties  properties previously converted not accepted	Generally, 6 months reserves on all properties  properties previously converted not accepted	Generally, 6 months reserves on all properties  properties previously converted not accepted
Gifts considered 'borrower's own funds'	Not accepted	-From a relative who resided with borrower for past 12 months and will continue to do so -unrestricted market ≤41% DTI ≥740 credit score -1 unit OO	Not accepted
New Construction		Properties less than 90% completed at time of	

		appraisal: <=\$417K max 95% LTV and min 700 FICO; 720 in severely declining markets (760 for high balance)	
Appraisal requirements	2055 accepted	2055 accepted	2055 accepted, except not on REO or properties in foreclosure
Non-occupant co-borrowers	Occupant borrowers must have 5% own funds	Silent – follow FNMA	Occupant borrowers must have 5% own funds and 2-3 months reserves
Misc.	10% down payment required before gift funds may be used  5 years since foreclosure, short sale. Etc. and re-established acceptable credit.  4 yr season on BK  Lot sizes >10 acres limited to max 35% land-to-value.	-4 year seasoning on all BK, FC, deed in lieu, regardless of DU decision  -temp buydowns and <5 yr ARMS allowed to 95% LTV on retail loans in declining markets  DTIs above 41% available on fixed rate or 5/1, 7/1 or 10/1 ARMs	>90% LTV must be underwritten by Genworth - When a borrower pays no rent, confirm borrower has been residing in the home for a minimum of 6 months by verifying address using bank, credit card, financial or insurance statements  If tax transcripts show self-employment loss for non-borrowing spouse, deduct that loss  2 yr tax returns required if non-arms length.

Bulletin/Guideline release dates:  
Radian 7/11/11 as corrected  
MGIC 8/29/11 Guide with 11/1/11 update  
Genworth 8/1/11 2011-3