

## Comparitive Analysis of Mortgage Insurance~Standard A Guidelines - WHOLESale (TPO)

**\*\*This document is for reference only~please see the MI Provider for additional restrictions\*\***

Mortgage Insurer and Changes	MGIC WHOLESale	RADIAN WHOLESale
Standard A Guidelines (NON-DECLINING MARKETS) WHOLESale - Changes Effective March 22, 2010		
<b>Max CLTV/TLTV/HCLTV</b>	Product/Program Max LTV	Product/Program Max LTV
<b>Min Fico 95.01-97% LTV</b>	700 score; \$417,000 1 unit O/O - First Time Homebuyer Only - 97%	Max LTV 95%
<b>Minimum FICO</b>	700 score for LTV 95.01-97% (FTHB Purch) 680 score for LTV to 95% (1 unit to \$417K, 2 units to \$533,850); 700 score to 90% for Agency High Balance (1 unit)	<b>680 for 1 unit to \$417K</b> ; 720 for 90% to GSE High Balance Loan Limit; 720 for 2nd home to 90% LTV; See declining markets section for AZ, CA, FL & NV.
<b>Loan Amount &gt; \$417,000</b>	GSE Limits to 90% with 700 score on Primary 1 unit Only; Loan amounts > 417K only permitted in high cost areas	90% w <b>720</b> up to \$729,750; Loan amounts > 417K only permitted in high cost areas; Max \$625,500 in Hawaii
<b>Non Conforming Loans</b>	GSE Limits to 90% with 700 score on Primary 1 unit Only; Loan amounts > 417K only permitted in high cost areas	90% w <b>720</b> up to \$729,750; Loan amounts > 417K only permitted in high cost areas; Max \$625,500 in Hawaii
<b>Ratios</b>	41% regardless of AUS	<b>41% for 1 unit with score 680-719; 45% for score 720+; 41% for interest only</b>
<b>Qualifying: Departure Residence</b>	Follow FNMA on departure residence policy	Departure residence policy: rental income can not be used to offset PITI when converting primary to investment property
<b>Tradelines &amp; Credit</b>	3 trades/12 mos; No BK/FC 4 years	Regardless of AUS: 24 mos housing history 0x30: additional 2 trades/12 mos; 12-24 mos housing 0x30: additional 3 trades/24 mos; <12 mos housing or housing derogs: additional 4 trades/24 mos; No BK 4 yrs/FC 5 yrs
<b>Investment Properties</b>	<i>Ineligible</i>	<i>Ineligible</i>
<b>Second Homes</b>	<i>Ineligible</i>	Max 90% with 720 FICO; <b>Max DTI 45%</b> ; 2nd homes in FL not allowed
<b>Cashout Refinance</b>	<i>Ineligible</i>	<i>Ineligible</i>
<b>Rate &amp; Term Refinance</b>	Max LTV/CLTV 95% for conforming & 90% to GSE limit; Loan proceeds may not be used to pay off subordinate liens; resubordination is allowed within guidelines	Max LTV/CLTV 95%
<b>Appraisal Requirements</b>	Full Interior/Exterior	Full Interior/Exterior
<b>Flipping Policy - Please see full MI guidelines for details</b>	Properties owned by the seller for less than three (3) months are not eligible for insurance. Properties owned between three (3) and six (6) months are eligible for insurance but must be submitted with full documentation to MGIC for underwriting	Properties owned by the seller for less than three (3) months are not eligible for insurance. Properties owned between three (3) and six (6) months are eligible for insurance but must be submitted with full documentation to a Radian Service Center for underwriting.
<b>Reserve Requirements~Primary Residence</b>	Minimum of 2 months' PITI required on all transactions** <i>unless otherwise limited, purchase require a minimum of 3% verified borrower funds</i>	2 mos reserves regardless of AUS response; >417K 6 mos regardless of AUS response, and 6 mos for each additional property owned (or 50K per property equity position)
<b>Interest Only</b>	<b><i>Ineligible as of 3/22/10</i></b>	Max LTV 95% to 417K; 90% for > 417K; qualify at fully amortized 41% DTI
<b>2-4 Unit Properties</b>	2 units purchase / rate & term~Max LTV 95% w/ min. 680 credit score (\$533,850) / 3-4 units~ <i>ineligible (Note: Stearns/FPF 2 units max 80%)</i>	Ineligible - FNMA max is 80% for 2 units
<b>Condominiums and ATTACHED PUDS</b>	Maximum 95% LTV/CLTV in nonrestricted markets; <b>90% in Tier 1 Restricted Markets, 85% in Tier 2 Restricted Markets</b> . Attached housing not eligible in Florida; <b>Note: 70% owner occupancy required</b>	<i>Ineligible~only available through retail~ this includes attached PUD'S</i>
<b>Construction~Permanent Financing</b>	Max LTV 95% w/min fico of 700~12 months commitment term**refer to MI Guidelines** 1 unit owner occupied properties only~Please refer to MI Guidelines for add'l restrictions.	Max 95%~ Primary only

### WHOLESale

Please refer to page 2 for Declining/  
Distressed Market Guides

## Declining/Distressed Markets Comparison Analysis of Mortgage Insurers - WHOLESale (TPO)

Mortgage Insurer and Changes	MGIC WHOLESale	RADIAN WHOLESale
<b>Declining/Distressed Markets Guidance and Policies WHOLESale - Changes Effective March 22, 2010</b>		
<b>Declining/Distressed Market List</b>	Specific MSA's: 2 tiers of restricted market segments: TIER 2: AZ, CA, FL, NV, effective 3/22/10 some counties in GA, IL & NJ- see MGIC.com for details; Tier 1 markets are standard declining markets as defined by MGIC.	<b>FL properties ineligible; AZ &amp; CA properties: 80.01-90% 720 score; 90.01-95% 740 score. NV properties: All LTVs 760 score</b>
<b>Whole State subject to policy</b>	Tier 2 markets: AZ, CA, FL, NV, effective 3/22/10 some counties in GA, IL & NJ ~ Max LTV 90%; Minimum credit score 720; Max loan amount \$417,000; Tier 1 markets: All other declining markets	<b>FL properties ineligible; AZ &amp; CA properties: 80.01-90% 720 score; 90.01-95% 740 score. NV properties: All LTVs 760 score</b>
<b>Appraisal indicates Declining/Distressed Market</b>	MGIC no longer applies Restricted Market guidelines to properties in Nonrestricted Markets identified by the appraiser, lender or investor as being in a neighborhood with declining values.	<b>FL properties ineligible; AZ &amp; CA properties: 80.01-90% 720 score; 90.01-95% 740 score. NV properties: All LTVs 760 score</b>
<b>Max LTV in Declining Market</b>	Tier 1 markets: 95% LTV to \$417K FTHB Purchase w/700 score; Tier 1 (non FTHB) 90% to \$417K, 85% to GSE limit w/700 score; Tier 2 90% to \$417K, 85% to GSE limit w/760 score; <b>NOTE: IN TIER 2 RESTRICTED MARKETS, RATE/TERM REFINANCES ARE ONLY ELIGIBLE IF THEY ARE CURRENTLY INSURED BY MGIC</b>	Max LTV 95% w/740 for AZ/CA, 760 for NV for loans ≤ \$417K, primary, 1 unit; Max LTV 90% w/ 720 for loans \$417,001 - \$729,750 primary, 1 unit, <b>max DTI 45%, NV 760 score.</b> Loan amounts > 417K only permitted in high cost areas; Maximum loan amount \$625,500 in Hawaii
<b>Max DTI</b>	41% regardless of AUS	<b>45%, regardless of AUS (Interest only max 41%)</b>
<b>Qualifying: Departure Residence</b>	Follow FNMA on departure residence policy	Departure residence policy: rental income can not be used to offset PITI when converting primary to investment property
<b>Cash Out</b>	<i>Ineligible</i>	<i>Ineligible</i>
<b>Investment</b>	<i>Ineligible</i>	<i>Ineligible</i>
<b>Condos and ATTACHED PUDs</b>	<b>90% in Tier 1 Restricted Markets, 85% in Tier 2 Restricted Markets. Attached housing not eligible in Florida; Note: 70% owner occupancy required</b>	<i>Retail only, TPO not permitted</i>
<b>Interest Only</b>	<i>Ineligible</i>	Max LTV 95% to 417K; 90% for > 417K; qualify at 41% DTI fully amortized
<b>Tradelines &amp; Credit</b>	3 trades/12 mos; No BK/FC 4 years; <b>NOTE: IN TIER 2 RESTRICTED MARKETS, RATE/TERM REFINANCES ARE ONLY ELIGIBLE IF THEY ARE CURRENTLY INSURED BY MGIC</b>	Regardless of AUS: 24 mos housing history 0x30: additional 2 trades/12 mos; 12-24 mos housing 0x30: additional 3 trades/24 mos; <12 mos housing or housing derogs: additional 4 trades/24 mos; no BK 4 yrs/FC 5 yrs
<b>FICO Requirements</b>	700 for Tier 1 markets / 720 for Tier 2 markets / <b>760 for Tier 2 markets with L/A &gt; \$417K</b>	<b>AZ &amp; CA properties: 80.01-90% 720 score; 90.01-95% 740 score NV properties: All LTVs 760 score</b>
<b>Loan Amount</b>	1 unit 90% to \$417,000, 85% to GSE High Balance Loan Limits	Max L/A in Hawaii \$625,500
<b>Appraisal Requirements</b>	Full Interior/Exterior	Full Interior/Exterior
<b>Flipping Policy - Please see full MI guidelines for details</b>	Properties owned by the seller for less than three (3) months are not eligible for insurance. Properties owned between three (3) and six (6) months are eligible for insurance but must be submitted with full documentation to MGIC for underwriting	Properties owned by the seller for less than three (3) months are not eligible for insurance. Properties owned between three (3) and six (6) months are eligible for insurance but must be submitted with full documentation to a Radian Service Center for underwriting.
<b>2 Unit Properties</b>	<i>Ineligible in restricted markets</i>	<b>Ineligible - FNMA max 80%</b>
<b>Second Homes</b>	<i>Ineligible</i>	90% Purchase & Rate and Term to \$417,000; <i>2nd Homes in Florida are ineligible</i>
<b>Construction to Permanent</b>	"Subject to Completion" only for Tier 2 markets - see full MI guidelines for details	Max 95%~ Primary only