



## HAMP & HARP Guideline Comparison

Below is RMIC's guideline/eligibility comparison matrix for both the Homeowner Affordable Modification Program (HAMP) and the Homeowner Affordable Refinance Program (HARP) (Same Servicer and New Servicer options). For all three programs, the loan must be currently insured by RMIC and the borrower(s)\* and property must remain the same.

RMIC's Recovery Assistance Program			
Guideline/Eligibility	HAMP	HARP – Same Servicer	HARP – New Servicer
Insured / Servicer	Remains the same	Remains the same	Must be different
Certificate Issuance	n/a	Existing Certificate	Modified Certificate
RMIC Transaction Type	Modification	Modification	
Loan Status & Payment History	<ul style="list-style-type: none"> <li>Loan must have been originated on or before January 1, 2009 and must be delinquent or in imminent danger of becoming delinquent</li> <li>Loan has not been previously modified under HAMP</li> <li>Must complete 3 month trial period</li> </ul>	Follow Investor guidelines	
Monthly Mortgage Payment	Payment reduced to allow a housing ratio equal to 31%  Must follow modification steps in order as necessary: <ul style="list-style-type: none"> <li>Capitalize accrued interest</li> <li>Reduce interest rate (floor of 2%)</li> <li>Extend amortization term to 40 yrs</li> <li>Forbear principal</li> </ul>	Must improve the borrower's ability to repay the loan and have sustainable terms: <ul style="list-style-type: none"> <li>Fully amortizing fixed rate or ARM</li> <li>ARM loans must have a minimum of 5 years before the 1<sup>st</sup> adjustment</li> <li>Higher Priced Mortgage Loans (HPML) are ineligible</li> </ul>	
Reps & Warrants	Original file representations and warranties remain intact	Original file representations and warranties are extinguished after the modification; new file representations are responsibility of Servicer/Insured	
MI Coverage	Coverage % stays the same or less	Coverage % stays the same or less	
MI Premium Rate	Premium Rate (bps) remains the same	Premium Rate (bps) remains the same	

Guideline/Eligibility	HAMP	HARP – Same Servicer	HARP – New Servicer
Captive Reinsurance	<ul style="list-style-type: none"> <li>Loan remains in Captive</li> </ul>	Loan remains in Captive	Loan removed from Captive
Documentation <ul style="list-style-type: none"> <li>Income</li> <li>Employment</li> <li>Assets &amp; Funds for Closing</li> <li>Appraisal</li> </ul>	<ul style="list-style-type: none"> <li>Requires documented hardship and borrower representation of insufficient liquid assets to make monthly mortgage payment</li> <li>Most recent filed tax return</li> <li>Signed 4506-T</li> <li>2 most recent pay stubs if salaried</li> <li>Credit report</li> <li>AVM, BPO, or appraisal</li> </ul>	Follow Investor guidelines	
Maximum LTV / CLTV	LTV limits apply with principal forgiveness and PRA (Principal Reduction Alternative)	No maximum	
Credit Score	n/a	No minimum	
Debt-to-Income (DTI)	Borrowers with back-end ratios $\geq 55\%$ must agree to obtain HUD-approved counseling as a condition of receiving a permanent HAMP modification	No maximum	
Occupancy Type	Owner Occupied, Primary Residence	No restrictions	
Property Type	One- to four-unit property, not vacant or condemned	No restrictions	
Cash Back to Borrower	n/a	Maximum \$250; amounts $> \$250$ must be applied as principal curtailment	
Existing Junior Liens	n/a (Extinguishment not required)	Existing second or junior liens may be rolled into the new loan, regardless of whether or not they were used to purchase the subject property, provided all other HARP guidelines are met	
Market Classification Underwriting Overlays	n/a	Waived	
Ordering Instructions	n/a	Complete RMIC's HARP Modification Form or HARP Batch Submission Form	Complete RMIC's HARP Modification Form or choose "HARP – New Servicer" in the Special Premium Rate drop-down list of ELS

\* A new borrower may be added to the loan provided all existing borrower(s) are retained.