



## RMIC's HARP New Servicer Option

RMIC is pleased to announce a major redesign and expansion of our New Servicer Program supporting the Home Affordable Refinance Program (HARP). Under the redesigned program, RMIC will simply modify the existing certificate, eliminating the need for any further analysis of the new loan as long as the new loan improves the borrower's ability to repay the loan and has sustainable terms. This provides Originators and Servicers with the flexibility to market and sell HARP eligible loans to a different Servicer with a host of features, including<sup>1</sup>:

- **No** restrictions on LTV ratios or need for any updated valuation
- **No** minimum credit score
- **No** limitations on DTI ratios
- **No** property type restrictions
- **No** documentation requirements<sup>2</sup>
- **No** occupancy restrictions
- **No** market classification underwriting overlays
- **No** representations or warranties retained from the original loan file

<sup>1</sup> While RMIC does not place limitations on these parameters, we encourage Lenders to verify the new loan meets Investor guidelines, if applicable.

<sup>2</sup> Unless documentation is needed to verify the new loan improves the borrower's ability to repay the loan and has sustainable terms

We want to do everything we can to make it as easy as possible for Lenders and Servicers to assist homeowners in achieving a more affordable monthly payment, thus improving their financial position through a refinance at the current historically low rates. Our redesigned program makes this a very simple and quick process. All that is required is submission via ELS or the one page [HARP Modification Request Form](#) indicating that it is a HARP New Servicer loan and the updated loan information. It's that easy.

### Qualifying Guidelines and New Financing Parameters

To be eligible for the HARP New Servicer Modification Program a loan must meet all of the following parameters:

#### Basic Qualifying Parameters

1. RMIC is the insurer of the existing loan, and
2. The new loan Servicer must be **different** than the current Servicer, and
3. The borrower(s)<sup>3</sup> and property are the same as on the existing loan, and
4. The MI coverage percentage on the new loan does not exceed the coverage percentage on the existing loan
5. The new loan improves the borrower's ability to repay the loan and has sustainable terms:
  - Fully amortizing fixed rate or ARM
  - ARM loans must have a minimum of 5 years before the first adjustment
  - Higher Priced Mortgage Loans (HPML) are ineligible, and
6. In addition to reasonable and customary closing costs, disbursement of cash to the borrower or any other payee cannot exceed \$250. Any additional cash-back as identified on the HUD-1 must be applied as principal curtailment, and
7. 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.
8. If the servicer or the insured has been notified that the information or documentation relied on for the issuance of the certificate of insurance was materially false, incorrect or incomplete, or that there has been a failure to comply with applicable Policy provisions or guideline requirements, then the loan cannot be refinanced or modified through the HARP program unless and until the issue(s) have been resolved.

<sup>3</sup> A new borrower may be added to the loan provided all existing borrower(s) are retained.

#### Certificate Issuance and Premium Rates

Under the HARP New Servicer Program, the existing RMIC mortgage insurance certificate is modified to the terms of the loan refinance, and a HARP Modification ID Number is assigned. When a loan is processed for modification under

this program, RMIC returns a modified Commitment/Certificate reflecting the new Lender information and the HARP Modification ID Number. Additionally:

- The MI premium rate (in basis points) will remain the same as on the existing loan
- The MI coverage percentage will remain the same as on the existing loan.

## Ordering or Submitting a Loan for the HARP New Servicer Option

RMIC offers three quick and easy submission options for HARP New Servicer modification requests:

### Manual Submission

1. Complete [RMIC's HARP Modification Request Form](#) and ensure that "**HARP – New Servicer**" is indicated.
2. Attach a completed Fannie Mae Form 1003 or Freddie Mac Form 65.
3. Fax these documents to (877) 764-2669 for processing.
4. RMIC will return a modified Commitment/Certificate reflecting the appropriate premium rate and terms of coverage.

### Online Submission

1. Navigate to [ELS.rmic.com](http://ELS.rmic.com), login and select "Mortgage Insurance" / "Full Package".
2. Enter appropriate loan details and choose "**HARP – New Servicer**" in the Special Premium Rate drop-down list.
3. Upload a completed Fannie Mae Form 1003 or Freddie Mac Form 65 and submit request for processing.
4. RMIC will return a modified Commitment/Certificate reflecting the appropriate premium rate and terms of coverage. A copy of the Commitment/Certificate will also be stored in the ELS Case Queue.

### Batch Submission

Contact RMIC's dedicated Modification Team at (800) 884-7642 to learn more about submitting HARP New Servicer Modification requests via spreadsheet.

## Determining if RMIC is Current Insurer

There are several quick and easy ways to determine if a loan is insured by RMIC:

1. Check with the existing Servicer when obtaining the current unpaid principal balance
2. Email your request by sending the borrower's information (borrower name and property address) to [PSModificationGroup@rmic.com](mailto:PSModificationGroup@rmic.com)
3. Call the RMIC Policy Servicing department at (800) 884-7642

## Program Support and Additional Resources

RMIC has setup a special [Recovery Assistance Program Resource Area](#) on RMIC.COM. This area includes all of the resources a Lender needs to process loans eligible for the HARP New Servicer Option. These include:

- [HARP New Servicer Option Program Description](#)
- [HARP New Servicer Option FAQ Supplement](#)
- [HARP Guidelines](#)
- [HARP and HAMP Eligibility Matrix and Comparison](#)
- [HARP Modification Request Form](#)