



Declining Markets Policy

Housing & Economic Resources

RMIC's [Housing Market Monitor](#) provides a complete list of market classifications by MSA name, state, county, or zip code.

RMIC's [Metropolitan Area Market Analysis \(MAMA\)](#) helps you assess local market conditions utilizing measures of supply and demand, home price trends, and employment in over 375 metro areas and all 50 states, all adjusted quarterly. The statistical modeling and economic forecasting help in planning for future trends and conditions that affect market expansion opportunities and profitability. The data in this report are researched to monitor local variations as an "early warning system" for specified market areas.

To access these resources:

- Visit www.rmic.com
- Select the Zip Code Tool icon on the left side of the home page

Link to:

[RMIC Market Classifications](#)

Declining Markets Definition

RMIC requires that any loan that meets any of the following criteria must comply with the declining markets eligibility requirements listed below:

Appraisal Data: Loans on properties for which the appraisal indicates any of the following: property values in the subject neighborhood are "declining," an over-supply exists, the marketing time exceeds 6 months, or there are other comments within the appraisal that indicate that values are declining.

Lender Designation: Loans on properties that the lender considers declining.

RMIC List of Market Classifications: RMIC places all Metropolitan Statistical Areas (MSAs) into one of three categories:

- Not on RMIC's Declining Markets List (check Appraisal or Lender's List)
- Enhanced Declining Markets
- Standard Declining Markets

RMIC has eligibility criteria specific to each of the above classifications (see below). The market classifications are updated periodically, and the current list is posted at RMIC.COM.

When appraisal data and/or lender designation are used to identify a property as declining, and the area is not classified as a declining market by RMIC in the list of market classifications, the Enhanced Declining Markets Policy will apply.

Declining Markets Eligibility Requirements

For all declining markets, the following loans are not eligible for RMIC coverage:

- Construction/Permanent loans
- Florida attached properties

Loan Characteristic	Non-Declining Markets Min FICO/Max (C)LTV	Declining Markets	
		Enhanced Market Min FICO/Max (C)LTV	Standard Market Min FICO/Max (C)LTV
Retail: Purchase	720/97 680/95	700/95	720/90
Retail: Rate/Term Refinance	680/95	700/95	720/90
Non-Retail	700/95	720/90	740/90
Condo/Co-op/Attached	680/90	700/85	720/85
1-Unit > \$417,000	720/90	720/85	Ineligible

Refer to www.rmic.com for complete underwriting guidelines and declining markets policy.