



Release Notes

March 3, 2009

Release 2009-2

RMIC Market Classification Update

What's New In This Release?

RMIC is providing advance notice of changes to geographic market classifications based on the Federal Housing Finance Agency (FHFA) Home Price Index (formerly the OFHEO Index) for the fourth quarter of 2008. The updated market classifications will be effective for all mortgage insurance applications submitted that meet the following criteria:

- **March 4th** for loans in markets that have improved in classification (e.g., moved from **Standard Declining** to **Enhanced Declining** or **Check Appraisal and Lender's List**)
- **March 15th** for loans in markets that have degraded in classification (e.g., moved from **Check Appraisal and Lender's List** to **Enhanced Declining** or from **Enhanced Declining** to **Standard Declining**)

4Q08 Updated Market Classifications

Effective March 4th (Improved Markets) and March 15th (Degraded Markets)

Based on the recently published 4Q08 FHFA Home Price Index, there will be changes to the classification of certain markets under RMIC's Declining Markets Policy. Included in this communication is a list of markets that are changing in status and the nature of the change for each market. In addition, we have added a feature to our [Zip Code Tool](#) (available via www.rmic.com) which enables users to view both the current and updated market classification of a given Zip Code based on the effective dates.

Improved Market Example

Zip Code Tool

Enter a zip code to determine RMIC's declining market policy for properties in that area.

East Hartford, CT

Declining Market
Eligible for Enhanced LTVs

v6.1 - 3/3/2009

Degraded Market Example

Zip Code Tool

Enter a zip code to determine RMIC's declining market policy for properties in that area.

Brunswick, GA

Not on RMIC's Declining Market List thru 3/14 (Declining Market beginning 3/15)
Check Appraisal and Lender's List thru 3/14, Standard Declining Markets Policy Applies beginning 3/15

v6.1 - 3/3/2009

Supporting Materials

The following materials will be posted to www.rmic.com to assist customers with RMIC's market classification update:

- This announcement (Release Notes – March 3, 2009)
- Complete List of RMIC's Market Classifications
- RMIC Declining Markets Policy Flyer

RMIC's Mortgage Insurance Guidelines are available in electronic format at www.rmic.com. If you have any questions regarding RMIC's guidelines, please contact your RMIC Account Manager at 800-999-7642.

RMIC Market Classification Changes

Based on 4Q08 FHFA Index Data

Improved Markets – Effective March 4, 2009

State	Core Based Statistical Area (CBSA)	3Q08 Market Status	4Q08 Market Status
AK	Fairbanks	Standard Declining	Enhanced Declining
AL	Montgomery	Enhanced Declining	Check Appraisal and Lender's List
AR	Pine Bluff	Enhanced Declining	Check Appraisal and Lender's List
AR-MO	Fayetteville-Springdale-Rogers	Standard Declining	Enhanced Declining
CO	Colorado Springs	Standard Declining	Enhanced Declining
CO	Fort Collins-Loveland	Enhanced Declining	Check Appraisal and Lender's List
CO	Pueblo	Standard Declining	Enhanced Declining
CT	Hartford-West Hartford-East Hartford	Standard Declining	Enhanced Declining
GA	Albany	Standard Declining	Enhanced Declining
GA	Athens-Clarke County	Standard Declining	Check Appraisal and Lender's List
IA	Ames	Enhanced Declining	Check Appraisal and Lender's List
IA	Des Moines-West Des Moines	Standard Declining	Enhanced Declining
IA	Iowa City	Standard Declining	Enhanced Declining
IA-IL	Davenport-Moline-Rock Island	Enhanced Declining	Check Appraisal and Lender's List
IA-NE-SD	Sioux City	Standard Declining	Check Appraisal and Lender's List
ID	Idaho Falls	Enhanced Declining	Check Appraisal and Lender's List
IL	Springfield	Enhanced Declining	Check Appraisal and Lender's List
IL-WI	Lake County-Kenosha County	Standard Declining	Enhanced Declining
IN	Columbus	Standard Declining	Enhanced Declining
IN	Elkhart-Goshen	Standard Declining	Enhanced Declining
IN	Kokomo	Standard Declining	Check Appraisal and Lender's List
IN	Lafayette	Enhanced Declining	Check Appraisal and Lender's List
IN	Michigan City-La Porte	Standard Declining	Enhanced Declining
IN	Muncie	Standard Declining	Check Appraisal and Lender's List
KY-IN	Louisville-Jefferson County	Enhanced Declining	Check Appraisal and Lender's List
LA	Houma-Bayou Cane-Thibodaux	Enhanced Declining	Check Appraisal and Lender's List
LA	New Orleans-Metairie-Kenner	Standard Declining	Enhanced Declining
MA	Barnstable Town	Standard Declining	Enhanced Declining
MA	Boston-Quincy	Standard Declining	Enhanced Declining
MA	Cambridge-Newton-Framingham	Standard Declining	Enhanced Declining
MA	Peabody	Standard Declining	Enhanced Declining
MA	Pittsfield	Standard Declining	Check Appraisal and Lender's List
MI	Jackson	Standard Declining	Enhanced Declining
MI	Kalamazoo-Portage	Standard Declining	Enhanced Declining
MI	Muskegon-Norton Shores	Standard Declining	Enhanced Declining
MI	Niles-Benton Harbor	Standard Declining	Enhanced Declining
MN	Rochester	Standard Declining	Check Appraisal and Lender's List
MN-WI	Duluth	Enhanced Declining	Check Appraisal and Lender's List
MO	Joplin	Standard Declining	Enhanced Declining
MO-KS	Kansas City	Standard Declining	Enhanced Declining
MO-KS	St. Joseph	Standard Declining	Check Appraisal and Lender's List
MS	Hattiesburg	Standard Declining	Enhanced Declining
MS	Jackson	Standard Declining	Check Appraisal and Lender's List
MS	Pascagoula	Standard Declining	Check Appraisal and Lender's List
NC	Burlington	Standard Declining	Enhanced Declining
NC	Winston-Salem	Standard Declining	Enhanced Declining
ND	Bismarck	Enhanced Declining	Check Appraisal and Lender's List
ND-MN	Grand Forks	Standard Declining	Check Appraisal and Lender's List
NJ	Camden	Standard Declining	Enhanced Declining
NJ	Ocean City	Standard Declining	Enhanced Declining
NM	Farmington	Standard Declining	Check Appraisal and Lender's List
NY	Glens Falls	Enhanced Declining	Check Appraisal and Lender's List

State	Core Based Statistical Area (CBSA)	3Q08 Market Status	4Q08 Market Status
NY	Rochester	Enhanced Declining	Check Appraisal and Lender's List
OH	Columbus	Standard Declining	Enhanced Declining
OH	Lima	Standard Declining	Check Appraisal and Lender's List
OH	Mansfield	Standard Declining	Enhanced Declining
OH	Springfield	Standard Declining	Check Appraisal and Lender's List
OH	Toledo	Standard Declining	Enhanced Declining
OH-PA	Youngstown-Warren-Boardman	Standard Declining	Enhanced Declining
OK	Lawton	Standard Declining	Enhanced Declining
OR	Eugene-Springfield	Standard Declining	Enhanced Declining
OR	Salem	Standard Declining	Enhanced Declining
PA	Harrisburg-Carlisle	Enhanced Declining	Check Appraisal and Lender's List
PA	Lancaster	Enhanced Declining	Check Appraisal and Lender's List
PA	Philadelphia	Standard Declining	Enhanced Declining
PA	Scranton--Wilkes-Barre	Enhanced Declining	Check Appraisal and Lender's List
PA	Williamsport	Enhanced Declining	Check Appraisal and Lender's List
PA-NJ	Allentown-Bethlehem-Easton	Standard Declining	Enhanced Declining
SC	Anderson	Standard Declining	Check Appraisal and Lender's List
SC	Myrtle Beach-North Myrtle Beach-Conway	Standard Declining	Enhanced Declining
TN	Jackson	Standard Declining	Check Appraisal and Lender's List
TX	Corpus Christi	Enhanced Declining	Check Appraisal and Lender's List
TX	Laredo	Standard Declining	Check Appraisal and Lender's List
TX	Tyler	Enhanced Declining	Check Appraisal and Lender's List
TX	Wichita Falls	Standard Declining	Enhanced Declining
VA	Harrisonburg	Standard Declining	Enhanced Declining
WA	Bellingham	Standard Declining	Check Appraisal and Lender's List
WA	Longview	Standard Declining	Enhanced Declining
WA	Olympia	Standard Declining	Enhanced Declining
WA	Wenatchee	Standard Declining	Check Appraisal and Lender's List
WI	Appleton	Standard Declining	Enhanced Declining
WI	Eau Claire	Enhanced Declining	Check Appraisal and Lender's List
WI	Fond du Lac	Standard Declining	Enhanced Declining
WI	Green Bay	Standard Declining	Enhanced Declining
WI	Madison	Standard Declining	Enhanced Declining
WI	Milwaukee-Waukesha-West Allis	Standard Declining	Enhanced Declining
WI	Racine	Standard Declining	Enhanced Declining
WI	Sheboygan	Standard Declining	Enhanced Declining
WI	Wausau	Enhanced Declining	Check Appraisal and Lender's List
WI-MN	La Crosse	Enhanced Declining	Check Appraisal and Lender's List
WY	Casper	Enhanced Declining	Check Appraisal and Lender's List

Degraded Markets – Effective March 15, 2009

State	Core Based Statistical Area (CBSA)	3Q08 Market Status	4Q08 Market Status
AL	Mobile	Check Appraisal and Lender's List	Enhanced Declining
AR	Hot Springs	Check Appraisal and Lender's List	Enhanced Declining
CO	Grand Junction	Check Appraisal and Lender's List	Enhanced Declining
DE	Dover	Enhanced Declining	Standard Declining
DE-MD-NJ	Wilmington	Enhanced Declining	Standard Declining
FL	Tallahassee	Enhanced Declining	Standard Declining
GA	Brunswick	Check Appraisal and Lender's List	Standard Declining
GA	Hinesville-Fort Stewart	Check Appraisal and Lender's List	Standard Declining
GA	Macon	Check Appraisal and Lender's List	Enhanced Declining
GA-SC	Augusta-Richmond County	Check Appraisal and Lender's List	Enhanced Declining
HI	Honolulu	Enhanced Declining	Standard Declining
IL	Kankakee-Bradley	Check Appraisal and Lender's List	Enhanced Declining
IL	Peoria	Check Appraisal and Lender's List	Enhanced Declining
IN	Anderson	Check Appraisal and Lender's List	Enhanced Declining

State	Core Based Statistical Area (CBSA)	3Q08 Market Status	4Q08 Market Status
IN	Bloomington	Check Appraisal and Lender's List	Enhanced Declining
IN	Indianapolis-Carmel	Check Appraisal and Lender's List	Enhanced Declining
IN-KY	Evansville	Check Appraisal and Lender's List	Standard Declining
KY	Lexington-Fayette	Check Appraisal and Lender's List	Enhanced Declining
LA	Baton Rouge	Check Appraisal and Lender's List	Enhanced Declining
LA	Shreveport-Bossier City	Check Appraisal and Lender's List	Enhanced Declining
ME	Bangor	Enhanced Declining	Standard Declining
ME	Lewiston-Auburn	Check Appraisal and Lender's List	Standard Declining
MT	Missoula	Enhanced Declining	Standard Declining
NC	Fayetteville	Check Appraisal and Lender's List	Enhanced Declining
NC	Goldsboro	Check Appraisal and Lender's List	Standard Declining
NC	Greensboro-High Point	Check Appraisal and Lender's List	Enhanced Declining
NC	Greenville	Check Appraisal and Lender's List	Enhanced Declining
NC	Jacksonville	Check Appraisal and Lender's List	Enhanced Declining
NC	Rocky Mount	Check Appraisal and Lender's List	Standard Declining
NC	Wilmington	Enhanced Declining	Standard Declining
NJ	Vineland-Millville-Bridgeton	Enhanced Declining	Standard Declining
NY	Elmira	Check Appraisal and Lender's List	Standard Declining
NY	Utica-Rome	Enhanced Declining	Standard Declining
OK	Oklahoma City	Check Appraisal and Lender's List	Enhanced Declining
OK	Tulsa	Check Appraisal and Lender's List	Enhanced Declining
OR	Corvallis	Check Appraisal and Lender's List	Standard Declining
PA	Altoona	Check Appraisal and Lender's List	Enhanced Declining
PA	Erie	Check Appraisal and Lender's List	Standard Declining
PA	Johnstown	Check Appraisal and Lender's List	Standard Declining
SC	Charleston-North Charleston-Summerville	Check Appraisal and Lender's List	Standard Declining
SC	Spartanburg	Check Appraisal and Lender's List	Enhanced Declining
SC	Sumter	Check Appraisal and Lender's List	Standard Declining
TN	Cleveland	Enhanced Declining	Standard Declining
TN-GA	Chattanooga	Enhanced Declining	Standard Declining
TN-MS-AR	Memphis	Enhanced Declining	Standard Declining
TX	Longview	Check Appraisal and Lender's List	Standard Declining
TX	McAllen-Edinburg-Mission	Check Appraisal and Lender's List	Enhanced Declining
TX	Odessa	Check Appraisal and Lender's List	Enhanced Declining
TX	San Antonio	Check Appraisal and Lender's List	Enhanced Declining
TX	Sherman-Denison	Check Appraisal and Lender's List	Standard Declining
UT	Salt Lake City	Enhanced Declining	Standard Declining
WI	Oshkosh-Neenah	Check Appraisal and Lender's List	Enhanced Declining
WV	Charleston	Check Appraisal and Lender's List	Enhanced Declining
WV	Morgantown	Check Appraisal and Lender's List	Enhanced Declining
WV-OH	Parkersburg-Marietta-Vienna	Check Appraisal and Lender's List	Enhanced Declining
WY	Cheyenne	Check Appraisal and Lender's List	Enhanced Declining