



# Release Notes

April 23, 2008

Release 2008-08

## Guideline Changes and Commitment Term Policy

### What's New in This Release?

Based on the continued decline of credit performance and the deteriorating housing market, RMIC is implementing the following modifications to our credit policy and underwriting guidelines.

**These new policies supersede existing waivers and negotiated guidelines previously granted by RMIC and apply regardless of the findings of any automated underwriting system (AUS).**

**RMIC's non-conforming balance guidelines communicated in the Release Notes distributed March 20, 2008, supersede existing waivers or variances previously granted by RMIC.**

### Guideline/Eligibility Changes and Limitations

#### *Effective for all commitments submitted on or after May 5, 2008:*

- The maximum LTV/CLTV for loans on condominiums will be 90% (85% LTV/CLTV in declining markets).

#### *Effective for all commitments submitted on or after June 2, 2008:*

- Condominium investment properties will be ineligible for coverage.
- Condominium Rate & Term and Cash-Out Refinance loans will be ineligible for coverage.
- Loans on Manufactured Homes will be ineligible for coverage.
- Loans on 3 and 4 unit properties will be ineligible for coverage.
- Second Homes will require a minimum 680 FICO score.

### Clarification Regarding Maximum Commitment Periods

For clarification purposes, we are reiterating RMIC's policy regarding maximum commitment periods. For existing properties, the maximum commitment period is 6 months. For Construction/Permanent loans, RMIC allows a maximum commitment period of 12 months.

### Updated Underwriting Guidelines and Rate Materials

RMIC's Mortgage Insurance Guidelines are available in electronic format at [www.rmic.com](http://www.rmic.com). For your reference, a Summary of Recent Pricing and Guideline Changes is also available from [www.rmic.com](http://www.rmic.com). If you have any questions regarding RMIC's new guidelines, please contact your RMIC Account Manager at 800-999-7642.

- RMIC's Mortgage Insurance Underwriting Guidelines can be found [here](#).
- Summary of Recent Guideline & Pricing Changes can be found [here](#).