



Release Notes

February 13, 2008

Release 2008-03

Guideline Changes and Pricing Adjustments

What's New In This Release?

Based on our continuing review of developments in the market, RMIC is announcing changes to our credit policy. We are also modifying our previously announced high LTV A paper premium rate changes based on further analysis and market activity.

Guideline Changes Effective For Commitments Submitted On or After March 21, 2008

The following changes are in addition to previously announced guideline modifications and supersede existing waivers and negotiated guidelines previously granted by RMIC. Please note the guidelines apply regardless of any Automated Underwriting System (AUS) decision or recommendation.

A Paper and A-Minus Policy Modifications

- Loans with a FICO score below 620 will be ineligible for insurance from RMIC.
- Loans with a loan-to-value ratio (LTV/CLTV) over 95% and a representative FICO score below 680 will be ineligible for insurance from RMIC.
- Cash-Out Refinance loans with representative FICO scores below 680 will no longer be eligible for RMIC insurance.
- A-Minus Cash-Out Refinances will no longer be eligible for RMIC insurance.
- A-Minus loans with representative FICO scores below 660 will no longer be eligible for RMIC insurance.

Declining Value Policy Modifications

RMIC is making the following changes to our declining value policy:

- In addition to loans which receive a declining value message from an automated underwriting system (AUS) such as Desktop Underwriter® or loans on properties for which the appraisal indicates that property values in the subject neighborhood are "declining" being subject to Declining Value Policy guidelines and eligibility requirements, all properties in the states of AZ, CA, FL, MI, NV and OH must meet these requirements.
- In addition to the maximum allowable LTV/CLTV on declining value properties requiring a five percent reduction from the LTV/CLTV otherwise allowed by RMIC's underwriting guidelines, the following guidelines and eligibility requirements will also apply:
 - A-Minus loans, Investment Properties, Cash-Out Refinances, and loans with Reduced Documentation on declining value properties are not eligible for RMIC coverage.
 - LPMIpreferred® pricing will require a minimum representative FICO score of 720 on declining value properties.
 - Loans secured by condominiums determined to be of declining value will be limited to a maximum LTV of 90%, except where the LTV is limited to less than 90% by other factors.

RMIC's complete Declining Value policy and its application to products and property types is available at www.rmic.com.

Modification of Previously Announced A Paper Premium Rate Change Effective March 21, 2008

A Paper Monthlies/ZIP® Monthlies base rates for loans with LTVs over 95% will be split into 2 segments: 95.01-97.00% and 97.01-100.00% LTV. Each of these LTV bands will be segmented by two FICO score ranges: 680-699 and 700+. The table below shows selected new A Paper premium rates.

30-Year • Fixed Payment • Purchase

Base LTV	Coverage	FICO 700+	FICO 680-699
97.01-100%	35%	0.96%	1.05%
	20%	0.59%	0.64%
95.01-97%	35%	0.82%	0.92%
	18%	0.47%	0.59%

Updated Guidelines and Rate Materials

An update to RMIC's Premium Rates brochure is in development and will be distributed when available. For supplies, contact your RMIC Account Manager (800-999-7642) or RMIC's Sales Customer Service Center at 800-999-7642, extension 4300.

RMIC's Mortgage Insurance Guidelines and selected rate plan updates are available in electronic format at www.rmic.com. All guidelines are updated after the implementation dates for the individual program changes.

If you have any questions regarding RMIC's new guidelines and premium rates, please contact your RMIC Account Manager at 800-999-7642.

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