



# Restricted Market Parameters

Effective Oct. 1, 2008



Primary Residence					
LTV/Loan Amount	Loan Purpose	Units	Max. LTV/CLTV	Max. Loan Amount	Min. Credit Score
	Purchase	1	95% <sup>1</sup>	\$417,000	700
	Purchase & Rate/Term Refinance	1	90%	\$417,000	680
		2	90%	\$533,850	680
		1	90%	\$650,000 <sup>2</sup>	700
Second Home <sup>3</sup>					
LTV/Loan Amount	Purchase & Rate/Term Refinance	1	90%	\$417,000	680
Documentation Type	Full Documentation				
	<b>Ineligible:</b> Reduced Documentation				
Loan Purpose	See LTV/Loan Amount section above. Construction Loan – Maximum 90% LTV/CLTV*				
	<b>Ineligible:</b> Cash-Out Refinance				
Occupancy	Primary Residence or Second Home (Second Home Construction Loans – Ineligible)				
Loan Type	Fixed-Rate				
	Fully Amortizing ARM – Maximum 90% LTV/CLTV*				
	Balloon with an initial term of 5 years or more – Maximum 90% LTV/CLTV*				
	Temporary Buydown – Maximum 90% LTV/CLTV*				
	GPM – Maximum 90% LTV/CLTV*				
Credit	<b>Ineligible:</b> Scheduled Neg-Am; Potential Neg-Am, including Pay Option ARMs; Interest-Only*				
	Nontraditional Credit* – Primary Residence only; all loans must be manually underwritten by MGIC.				
	<b>Ineligible:</b> Second Home				
Credit Score	The lowest Indicator FICO (middle of 3; lower of 2) for all borrowers is considered the Loan Indicator score.*				
	No bankruptcies in the past 2 years; no deeds in lieu, short sales or foreclosures in the past 3 years				
Property Type	See LTV/Loan Amount section above.				
Property Type	Detached				
	Attached (including condominiums) – Maximum 90% LTV/CLTV				
	Cooperatives - Maximum 90% LTV/CLTV				
	Manufactured Homes* – Maximum 90% LTV/CLTV				
	<b>Ineligible:</b> Attached Housing and condominiums in Florida; nonwarrantable condominiums				
Subordinate Financing	See LTV/Loan Amount section above for maximum CLTV requirements.				
Minimum Borrower Contribution				Borrower's Own Funds	
	Purchase – Primary Residence			3%	
	Purchase – Second Home			5%	
Reserves	< 720 FICO requires 2 months' PITI				
Seller/Builder Contribution	LTV/CLTV			Maximum Contribution	
	95%			3%	
	90%			6%	
DTI Ratio	Primary Residence – 45% Total DTI (see MGIC's Underwriting Guidelines Summary for AUS Considerations) Second Home – 41% Total DTI (see MGIC's Underwriting Guidelines Summary for AUS Considerations)				
Notes	<ul style="list-style-type: none"> <li>Loans secured by properties located in Restricted Markets must meet these parameters. See <a href="http://www.cu.mgic.com/restrictedmarkets">www.cu.mgic.com/restrictedmarkets</a> for more information and a Market Search look-up tool to determine whether MGIC Restricted Market Guidelines apply.</li> <li>Loan must meet all other MGIC guidelines.</li> <li>*See complete guidelines at <a href="http://www.cu.mgic.com">www.cu.mgic.com</a> for additional criteria that may apply.</li> </ul> <p><sup>1</sup> First-time homebuyers only; fixed payments for first 5 years; AZ, CA, FL &amp; NV – Maximum 90% LTV/CLTV  <sup>2</sup> Or up to the applicable GSE Conforming Jumbo Loan limit  <sup>3</sup> Second Homes are not eligible in AZ, CA, FL &amp; NV.</p>				

## Mortgage Guaranty Insurance Corporation

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