

CMG MI Program Guidelines Change on February 25, 2008

Effective February 25, 2008, CMG Mortgage Insurance Company (CMG MI) is making key changes to our program guidelines. These changes will allow us to continue providing mortgage insurance that meets the needs of our Credit Union customers.

To avoid disruption to your business, please review these changes, notify your staff and branches and make any necessary changes to your internal systems.

GUIDELINE CHANGES FOR STANDARD AND CONFORMING LOANS

Change to Delegated Delivery Channel

Loans with loan-to-values (LTVs) greater than 97%, loan representative credit score of less than 660 and no automated underwriting system (AUS) finding will not be eligible for delivery via the CMG MI delegated channel. **They must be submitted to a CMG MI underwriting office for review.**

GUIDELINE CHANGES FOR CONFORMING AND NON-CONFORMING AUTOMATED DECISIONS

Changes to Delegated Delivery Channel

Loans receiving DU Expanded Approval I, with an LTV equal to or greater than 100%, will not be eligible for delivery via the CMG MI delegated channel and **must be submitted to a CMG MI underwriting office for review.**

LTVs greater than 97%, regardless of AUS Finding, and debt-to-income (DTI) ratio greater than 45 will not be eligible for delivery via the CMG MI delegated channel and **must be submitted to a CMG MI Underwriting Office for review.**

LTVs less than or equal to 97%, regardless of AUS Finding, and DTI ratio greater than 50 will not be eligible for delivery via the CMG MI delegated channel and **must be submitted to a CMG MI Underwriting Office for review.**

Change to Program Guidelines

The maximum LTV is 97% for loans receiving Expanded Approval II or III; Refer with Caution; Refer with Caution IV, LP Caution and Caution A-Minus or its equivalent, regardless of the credit score.

A-MINUS PROGRAM

Changes to Delegated Delivery Channel

Loans with a loan representative credit score less than 575 will not be eligible for delivery via the CMG MI delegated channel and **must be submitted to a CMG MI underwriting office for review.**

Loans with LTVs greater than 97% and a loan representative credit score less than 620 will not be eligible for

delivery via the CMG MI delegated channel and **must be submitted to a CMG MI underwriting office for review.**

LTVs greater than 97%, regardless of AUS Finding, and DTI ratio greater than 45 will not be eligible for delivery via the CMG MI delegated channel and **must be submitted to a CMG MI Underwriting Office for review.**

LTVs less than or equal to 97%, regardless of AUS Finding, and DTI ratio greater than 50 will not be eligible for delivery via the CMG MI delegated channel and **must be submitted to a CMG MI Underwriting Office for review.**

Changes to Program Guidelines

The maximum LTV is 97% for loans receiving DU Expanded Approval I, II or III; Refer with Caution; Refer with Caution IV, LP Caution, LP A-Minus Caution or an equivalent, regardless of the credit score.

Investment properties are NOT eligible for mortgage insurance, regardless of LTV or AUS decision.

LIMITED DOC PROGRAM

Changes to Program Guidelines

A minimum of fifty percent (50%) of the qualifying income must be from a self-employed source.

Adjustable-rate mortgages (ARMs) with initial rate adjustments of less than 5 years **are not eligible** for mortgage insurance.

No Income and No Asset loans (e.g., NINA, NIVA) are **not eligible** for mortgage insurance.

Primary Residence: • Maximum 90% LTV
• Minimum 660 loan representative credit score

Maximum Cash-Out (owner-occupied): \$150,000

*For more information, please visit
www.cmgmi.com/programchanges or
contact your CMG MI Account Executive.*



CMG Mortgage Insurance Company
A Joint Venture between PMI Mortgage Insurance Co. and
CUNA Mutual Investment Corporation