

Updated Guidelines - Effective April 6, 2009 (Supersedes all previous guidelines and updates)

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

C M G M I G U I D E L I N E S

DISTRESSED MARKETS POLICY

The CMG MI Distressed Markets Policy will apply when one of the following indicators is present:

1. The subject property is located in a state, MSA/MSAD, or non-MSA area on the **CMG MI Distressed Markets List**; **or**
2. The declining property value box is checked on the appraisal report; **or**
3. The credit union has identified the MSA/MSAD on their internal declining markets list/policy; **or**
4. The credit union's independent research shows the MSA/MSAD is declining

The value of the subject property must be well supported; therefore, we recommend obtaining with the origination appraisal report:

- Two comparable sales that have closed within the 90 days prior to the effective date of the appraisal, **and**
- Detailed explanation from the appraiser as to why property values are declining in the area and what effect falling home prices have had on the value and marketability of the subject property

Once the above criteria have been considered and a valid and accurate appraised value is established, apply the following the maximum allowed LTV/CLTV:

LTV/Loan Amount

Loan Amounts up to \$417,000

- Maximum 90% LTV/CLTV to \$417,000
 - Minimum 680 loan representative credit score

Loan Amounts > \$417,000

- Maximum 85% LTV/CLTV to \$625,500
 - Minimum 740 loan representative credit score
- **Ineligible:** Properties located in Arizona, California, Florida, Michigan, and Nevada

Additionally, the following restrictions will apply:

Credit Score

- Properties located in Arizona, California, Florida, Michigan, and Nevada
 - Minimum 720 loan representative credit score

Debt Ratios

- Maximum 41%; compensating factors will not be considered

Property Type

- Condominiums
 - Maximum 85% LTV/CLTV to \$417,000
 - Minimum 720 loan representative credit score

- CMG MI will **not** insure:
 - Manufactured Homes
 - Co-ops
 - 2-4 Unit Properties
 - Short-Term ARM (3 years or less fixed period)
 - 1-unit single family attached and Condominiums in Florida
 - Third Party Originations
 - Second Homes
 - Nontraditional Credit
 - Loan Representative Credit Score of Less Than 680
 - Cash-Out Refinances
 - Construction-To-Perm
 - Interest Only
 - Investment Properties
 - Limited Doc Products
 - Scheduled or Potential Negative Amortization
 - Option Payment Mortgages

NOTE: CMG MI will consider insuring a new EZ Refi without implementing the CMG MI Distressed Markets Policy if the loan refinanced is currently insured with CMG MI, providing the refinance improves the borrower's and CMG MI's position. The new EZ Refi loan must be submitted to the CMG MI Underwriting Network for review and approval. Please refer to our EZ Refi policy at www.cmgmi.com for additional information.

CMG MI continually monitors the volatility in the marketplace, as well as risk factors relative to our guidelines. This may require us to make additional changes to our underwriting guidelines or pricing. The **CMG MI Distressed Markets List** will be reviewed and updated on a quarterly basis, or more frequently as needed.

To determine if the property is subject to CMG MI's Distressed Markets Policy, access the CMG MI ZipMap at www.cmgmi.com/map and enter the property's zip code.