

DISTRESSED MARKETS LIST

(Updated List Effective 11/06/09)

For properties located in the following states, MSA/MSADs, or non-MSA areas, the maximum LTV/CLTV will be subject to the following 2 Tiers:

TIER 1

Maximum 95% LTV/CLTV (or loan product/program maximum if less than 95% LTV). All other distressed markets restrictions apply.

TIER 2

Maximum 90% LTV/CLTV (or loan product/program maximum if less than 90% LTV). All other distressed markets restrictions apply.

State	Tier Level
Arizona	Tier 2
California	Tier 2
Florida	Tier 2
Hawaii	Tier 2
Michigan	Tier 2
Nevada	Tier 2
Puerto Rico	Tier 2

State	MSA/MSAD Code	MSA/MSAD Name	Tier Level
CO	24300	Grand Junction, CO	Tier 1
CT	14860	Bridgeport-Stamford-Norwalk, CT	Tier 2
CT	35300	New Haven-Milford, CT	Tier 2
CT	35980	Norwich-New London, CT	Tier 2
DC-VA-MD-WV	47894	Washington-Arlington-Alexandria, DC-VA-MD-WV (MSAD)	Tier 1
DE	20100	Dover, DE	Tier 2
DE-MD-NJ	48864	Wilmington, DE-MD-NJ (MSAD)	Tier 1
GA	12060	Atlanta-Sandy Springs-Marietta, GA	Tier 1
GA	19140	Dalton, GA	Tier 1
GA	23580	Gainesville, GA	Tier 2
ID	14260	Boise City-Nampa, ID	Tier 2
ID	17660	Coeur d'Alene, ID	Tier 2
IL	16974	Chicago-Naperville-Joliet, IL (MSAD)	Tier 1
IL	19180	Danville, IL	Tier 1
IL	40420	Rockford, IL	Tier 2
IL-WI	29404	Lake County-Kenosha County, IL-WI (MSAD)	Tier 1
IN	21140	Elkhart-Goshen, IN	Tier 2
IN	23844	Gary, IN (MSAD)	Tier 1
IN	29020	Kokomo, IN	Tier 2
IN	33140	Michigan City-La Porte, IN	Tier 2
IN-MI	43780	South Bend-Mishawaka, IN-MI	Tier 2
MA	14484	Boston-Quincy, MA (MSAD)	Tier 1
MA	37764	Peabody, MA (MSAD)	Tier 2
MA	44140	Springfield, MA	Tier 2
MA	49340	Worcester, MA	Tier 1
MD	12580	Baltimore-Towson, MD	Tier 2
MD	13644	Bethesda-Frederick-Gaithersburg, MD (MSAD)	Tier 2
MD	41540	Salisbury, MD	Tier 1
MD-WV	25180	Hagerstown-Martinsburg, MD-WV	Tier 2
ME	30340	Lewiston-Auburn, ME	Tier 2
MN-WI	20260	Duluth, MN-WI	Tier 2
MN-WI	33460	Minneapolis-St. Paul-Bloomington, MN-WI	Tier 1
NC	24660	Greensboro-High Point, NC	Tier 1
NC	25860	Hickory-Lenoir-Morganton, NC	Tier 1
NH	31700	Manchester-Nashua, NH	Tier 1

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State	MSA/MSAD Code	MSA/MSAD Name	Tier Level
NJ	12100	Atlantic City-Hammonton, NJ	Tier 2
NJ	15804	Camden, NJ	Tier 2
NJ	20764	Edison-New Brunswick, NJ	Tier 2
NJ	36140	Ocean City, NJ	Tier 2
NJ	45940	Trenton-Ewing, NJ	Tier 2
NJ	47220	Vineland-Millville-Bridgeton, NJ	Tier 1
NJ-PA	35084	Newark-Union, NJ-PA (MSAD)	Tier 2
NY	28740	Kingston, NY	Tier 2
NY	35004	Nassau-Suffolk, NY (MSAD)	Tier 2
NY	39100	Poughkeepsie-Newburgh-Middletown, NY	Tier 2
NY-NJ	35644	New York-White Plains-Wayne, NY-NJ (MSAD)	Tier 1
OH	15940	Canton-Massillon, OH	Tier 1
OH	19380	Dayton, OH	Tier 1
OH	30620	Lima, OH	Tier 1
OH	31900	Mansfield, OH	Tier 1
OH	41780	Sandusky, OH	Tier 1
OH	44220	Springfield, OH	Tier 2
OH	45780	Toledo, OH	Tier 1
OH-PA	49660	Youngstown-Warren-Boardman, OH-PA	Tier 1
OR	13460	Bend, OR	Tier 2
OR	21660	Eugene-Springfield, OR	Tier 2
OR	32780	Medford, OR	Tier 2
OR	41420	Salem, OR	Tier 2
OR-WA	38900	Portland-Vancouver-Beaverton, OR-WA	Tier 1
PA-NJ	10900	Allentown-Bethlehem-Easton, PA-NJ	Tier 2
RI-MA	39300	Providence-New Bedford-Fall River, RI-MA	Tier 1
SC	43900	Spartanburg, SC	Tier 1
SC	44940	Sumter, SC	Tier 1
TX	32580	McAllen-Edinburg-Mission, TX	Tier 1
UT	39340	Provo-Orem, UT	Tier 1
UT	41620	Salt Lake City, UT	Tier 1
UT	41100	St. George, UT	Tier 1
VA	16820	Charlottesville, VA	Tier 1
VA	19260	Danville, VA	Tier 1
VA-NC	47260	Virginia Beach-Norfolk-Newport News, VA-NC	Tier 2
VA-WV	49020	Winchester, VA-WV	Tier 2
WA	13380	Bellingham, WA	Tier 2
WA	14740	Bremerton-Silverdale, WA	Tier 1
WA	45104	Tacoma, WA (MSAD)	Tier 1
WI	27500	Janesville, WI	Tier 1
WI	39540	Racine, WI	Tier 1
WV-OH	48260	Weirton-Steubenville, WV-OH	Tier 1