



## Housing Finance Agencies (HFAs) Program Parameters

*Exclusively for loans originated for and sold to MGIC-approved state and local HFAs*

**March 2010**

<b>Primary Residence – Nonrestricted Market Parameters MGIC Program #2881 (State HFAs) and #3881 (Local HFAs)</b>							
<b>LTV/Loan Amount</b>	<b>Loan Purpose</b>	<b>Units</b>	<b>Max. LTV</b>	<b>Max. CLTV</b>	<b>Loan Amount</b>	<b>Min. Credit Score</b>	
		Purchase	1	97%	103%	\$417,000	680
			1	95%	103%	\$417,000	660
<b>Documentation Type</b>	Full Documentation <b>Ineligible:</b> Reduced Documentation						
<b>Loan Purpose</b>	Purchase <b>Ineligible:</b> Cash-Out Refinance; Rate/Term Refinance						
<b>Occupancy</b>	Primary Residence						
<b>Loan Type</b>	Fixed-Rate Temporary Buydown <b>Ineligible:</b> Interest-Only, GPM, Scheduled Neg-Am, Potential Neg-Am, Balloon, Fully Amortizing ARM						
<b>Credit</b>	Nontraditional Credit – Maximum 90% LTV. All loans must be manually underwritten by MGIC. For Credit Score requirements, use the lowest Indicator Score for all borrowers. A borrower's Indicator Score is the lower of 2 or middle of 3 FICO scores.						
<b>Credit Score</b>	See LTV/Loan Amount section above. <b>Note:</b> A valid credit score requires 3 tradelines that are evaluated for a minimum of 12 months.						
<b>Property Type</b>	Detached Attached Condominiums – Maximum 95% LTV Cooperatives – Maximum 90% LTV <b>Ineligible:</b> Manufactured Housing, Nonwarrantable Condominiums						
<b>Subordinate Financing</b>	Must meet Fannie Mae's Community Seconds or Freddie Mac's Affordable Seconds guidelines. See LTV/Loan Amount section above for maximum CLTV requirements.						
<b>Minimum Borrower Contribution</b>	Lesser of \$1,000 or 1%						
<b>Reserves</b>	2 months' PITI						
<b>Seller/Builder Contribution</b>	<b>Maximum LTV</b>			<b>Maximum Contribution</b>			
	90.01%-97%			3%			
	≤ 90%			6%			
<b>DTI Ratio</b>	41% Total DTI 45% Total DTI for FICO ≥ 740						
<b>Program Guidelines</b>	<ul style="list-style-type: none"> <li>• Loan must meet all other standard MGIC guidelines. For guidelines not addressed above, please refer to <a href="#">MGIC's Underwriting Guide</a>.</li> <li>• HFA loans that receive an LP A-Minus/Eligible or Caution/Eligible or a DU EA recommendation are insurable if they meet Affordability+ program parameters. Standard Expanded Criteria/Class 3 rates will apply.</li> <li>• HFA loans secured by properties located in Tier One &amp; Two Restricted Markets are subject to MGIC's Restricted Markets guidelines and pricing. See <a href="http://www.mgic.com/restrictedmarkets">www.mgic.com/restrictedmarkets</a> for more information and for a Market Search look-up tool to determine whether MGIC Restricted Markets Guidelines apply.</li> <li>• The HFA may have additional criteria for eligibility. Lenders are responsible for assuring each loan complies with both HFA program requirements and MGIC requirements.</li> </ul> <p><b>See complete guidelines at <a href="http://www.mgic.com/uwguide">www.mgic.com/uwguide</a> for additional criteria that may apply.</b></p>						