



DISTRESSED MARKETS LTV/CLTVs – AZ, CA, FL, MD, MI, NV, NJ & RI State Version

Owner-Occupied – Arizona, California, Florida*, Maryland, Michigan, Nevada, New Jersey and Rhode Island

Highlighted changes are effective 11.1.09

PURCHASE & RATE/ TERM REFINANCE

DISTRESSED LTV/CLTV	LOAN AMOUNT	FULL DOC STANDARD	
		MIN CREDIT SCORE	MAX DTI
1 Unit SFD (attached*, detached, & PUDs)	90/90	\$417,000	720 45
Condos*	85/85	\$417,000	720 45
Co-ops	85/85	\$417,000	720 45

* Attached Housing is not eligible in Florida

pmiAFFORDABLE

OWNER-OCCUPIED

DISTRESSED LTV/CLTV ¹	LOAN AMOUNT	DISTRESSED MARKETS	
		MIN CREDIT SCORE	MAX DTI
1 Unit SFD (attached ² , detached, & PUDs)	90/95	CONFORMING	720 45
Condo ²	85/95	CONFORMING	720 45

NOTE:

- The PMI Distressed Markets Policy applies to maximum financing for programs and products as reflected in this column.
- Attached Housing is not eligible in Florida

INELIGIBLE:

- Florida Attached housing (condominiums, attached PUDs, 2-4 units, co-ops, townhomes and rowhouses)
- Third Party Originations
- Manufactured housing
- 2- to 4-unit properties
- Cash-out refinance
- Second home
- Investment property
- High balance loans
- Borrowers with nontraditional credit
- Interest-only loans
- Construction-to-permanent loans
- ARMs with initial fixed period less than 5 years
- Reduced Appraisal Forms 2055 Exterior only, drive-by inspections, Property Inspection Waivers (PIW)/Alternatives (PIA)
- Interested Party Contributions greater than 3%
- Loans with EA-III recommendation from Desktop Underwriter®
- Limited documentation loans
- Potential negative amortization loans
- Scheduled negative amortization loans
- Option payment loans

CONDOMINIUM PROJECT ELIGIBILITY

PMI does not provide condominium project approvals. We insure condominiums in established projects that meet the following criteria:

- Fannie Mae or Freddie Mac warrantable projects including Limited Review and Streamlined Review must also meet these requirements
- Construction of the subject project must be complete
- All common areas must be complete and control of the homeowners association has been turned over to the unit owners
- No more than 20% of the total project can be used for nonresidential purposes
- No single entity may own more than 10% of the units in the project
- Maximum investor concentration for any project is 30%
- No more than 15% of the condo/association fee payments can be more than one month delinquent
- The HOA budget must provide for the funding of replacement reserves for capital expenditures and deferred maintenance (at least 10% of the budget) and provides adequate funding for insurance deductible amounts
- There must be a minimum of three months HOA dues for the entire project in reserves

Ineligible projects:

- Properties located in Florida
- Ineligible or nonwarrantable projects as determined by Fannie Mae and Freddie Mac
- Condotels
- Kiddie condos (condominiums purchased for student occupancy)
- Timeshare, fractional or incremental ownership
- Manufactured housing site condominiums
- Projects with ten or less units
- Any project or building that is owned by several owners as tenants-in-common
- Projects with pending lawsuits
- Projects with outstanding environmental issues
- Multi-dwelling unit condominiums

For the current PMI Distressed Markets List, please go to www.pmi-us.com and click on the PMI Underwriting Guidelines banner.

To determine if a property is in a PMI Distressed Market, go to www.pmi-us.com and click on ZipMap.

