

# Special Market Underwriting Guidelines

For the Period — 07/01/08 to 09/30/08

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State	Applicable Counties	Applicable Underwriting Guidelines
Alaska	Entire State	<p>The following are <u>not</u> eligible:</p> <ul style="list-style-type: none"> <li>• Manufactured housing.</li> <li>• <del>Reduced document loans.</del></li> </ul> <p><b>Maximum loan amount on 95.01%-97% LTV loans for 1-unit primary residence properties is \$500,000.</b></p> <p><b>Maximum loan amount on 95% LTV and under loans for 1-2-unit primary residence properties is \$550,000.</b></p> <p><b>Maximum loan amount on 95% LTV and under loans for 1-unit second home properties is \$500,000.</b></p>
District of Columbia	Washington (District of Columbia)	Attached, non-condominium properties will be underwritten as detached properties for purposes of applying guidelines.
Hawaii	Entire State	<p>Maximum loan amount on 90.01% – 97% LTV loans for 1-unit owner-occupied properties is \$625,500 for full documentation loans only.</p> <p>Maximum loan amount on 90.01% – 95% LTV loans for 2-unit owner-occupied properties is \$625,500 for full documentation loans only.</p>
Maryland	<p>Baltimore-Towson (Anne Arundel, Baltimore, Carroll, Harford, Howard, Queen Anne, Baltimore City)</p> <p>Bethesda-Frederick-Gaithersburg (Frederick, Montgomery)</p> <p>Washington (Calvert, Charles, Prince George’s)</p>	Attached, non-condominium properties will be underwritten as detached properties for purposes of applying guidelines.

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State	Applicable Counties	Applicable Underwriting Guidelines
Massachusetts	Boston-Quincy (Norfolk, Plymouth, Suffolk) Providence-New Bedford-Fall River (Bristol)	Attached, non-condominium properties will be underwritten as detached properties for purposes of applying guidelines.
New Jersey	Camden (Burlington, Camden, Gloucester) Trenton-Ewing (Mercer) New York-White Plains-Wayne (Bergen, Hudson, Passaic)	Attached, non-condominium properties will be underwritten as detached properties for purposes of applying guidelines.
New York	Nassau-Suffolk (Nassau, Suffolk) New York-White Plains-Wayne (Bronx, Kings, New York, Putnam, Queens, Richmond, Rockland, Westchester)	Attached, non-condominium properties will be underwritten as detached properties for purposes of applying guidelines.
Puerto Rico	Entire State	Minimum 500 square feet of living area for attached housing units.
Rhode Island	Providence-New Bedford-Fall River (Bristol, Kent, Newport, Providence, Washington)	Attached, non-condominium properties will be underwritten as detached properties for purposes of applying guidelines.
Virginia	Richmond (Amelia, Caroline, Charles City, Chesterfield, Cumberland, Dinwiddie, Goochland, Hanover, Henrico, King and Queen, King William, Louisa, New Kent, Powhatan, Prince George, Sussex, Colonial Heights City, Hopewell City, Petersburg City, Richmond City) Washington (Arlington, Clarke, Fairfax, Fauquier, Loudoun, Prince William, Spotsylvania, Stafford, Warren, Alexandria City, Fairfax City, Falls Church City, Fredericksburg City, Manassas City, Manassas Park City)	Attached, non-condominium properties will be underwritten as detached properties for purposes of applying guidelines.
West Virginia	Washington (Jefferson)	Attached, non-condominium properties will be underwritten as detached properties for purposes of applying guidelines.

New or changed information in **BOLD** type  
Deleted information is lined through (ex. ~~ABC County~~)

# Special Market Underwriting Guidelines

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## MGIC Restricted Market List

Restricted markets include those identified by MGIC as well as those identified as declining markets by the appraiser, lender or investor.

MGIC’s Restricted Market Parameters are found at [www.mgic.com/guides/underwriting](http://www.mgic.com/guides/underwriting)

<u>State</u>	<u>Market Name*</u>
Arizona	Entire State
California	Entire State
Florida	Entire State
Nevada	Entire State
Colorado	Denver-Aurora, CO Greeley, CO <del>Pueblo, CO</del>
<b>Connecticut</b>	<b>Bridgeport-Stamford-Norwalk, CT</b> New Haven-Milford, CT Norwich-New London, CT
<b>Delaware</b>	<b>Dover</b>
District of Columbia	Washington-Arlington-Alexandria, DC-VA-MD-WV
Georgia	Atlanta-Sandy Springs-Marietta, GA
<b>Idaho</b>	<b>Boise City-Nampa, ID</b> Coeur d'Alene, ID
Illinois	Chicago-Naperville-Joliet, IL
<b>Indiana</b>	<b>Elkhart-Goshen, IN</b>
Maryland	Baltimore-Towson, MD Bethesda-Frederick-Gaithersburg, MD Hagerstown-Martinsburg, MD-WV
Massachusetts	Barnstable Town, MA Boston-Quincy, MA Worcester, MA

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<u>State</u>	<u>Market Name*</u>
Michigan	Ann Arbor
	Battle Creek
	<del>Bay City</del>
	Detroit-Livonia-Dearborn
	Flint
	Grand Rapids-Wyoming
	Holland-Grand Haven
	Jackson
	<del>Kalamazoo-Portage</del>
	Lansing-East Lansing
	Monroe
	Muskegon-Norton Shores
	<del>Niles-Benton Harbor</del>
	Saginaw-Saginaw Township North
	Warren-Troy-Farmington Hills
Minnesota	Minneapolis-St. Paul-Bloomington, MN-WI
New Hampshire	Rockingham County-Strafford County, NH
New Jersey	Atlantic City-Hammonton
	<del>Camden</del>
	Edison-New Brunswick
	Newark-Union
	Ocean City
	<del>Trenton-Ewing</del>
	<del>Vineland-Millville-Bridgeton</del>
	New York
	New York-White Plains-Wayne, NY-NJ
	Poughkeepsie-Newburgh-Middletown, NY

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<u>State</u>	<u>Market Name*</u>
Ohio	<del>Cincinnati-Middletown, OH KY IN</del>
Oregon	Bend, OR Medford, OR Portland-Vancouver-Beaverton, OR-WA
Rhode Island	Providence-New Bedford, Fall River, RI-MA
Tennessee	<del>Nashville-Davidson-Murfreesboro-Franklin, TN</del>
Utah	<del>Logan, UT</del> Salt Lake City, UT St. George, UT
Virginia	<del>Richmond, VA</del> Virginia Beach-Norfolk-Newport News, VA-NC Winchester, VA
Washington	<del>Tacoma, WA</del>

\*The applicable counties can be found on our website, [www.mgic.com/restricted markets](http://www.mgic.com/restricted_markets).