



New Insured/Servicer RTM Program Requirements

Insured/Servicer	New Insured/Servicer Refi-to-Mod requests must come from a lender that is not the current Insured/Servicer of the Original Loan.
Modification Premium	A 50 basis point modification premium, which can be financed, is required to activate the modification.
Investor	Cannot change (i.e. a GSE loan must remain with that GSE)
Borrower Benefit	The borrower's sustainable ability to repay the loan must be improved through either a lower payment or a more stable loan instrument.
Borrower	Cannot change from Original Loan. Changes due to marriage, divorce or death will be evaluated on an individual loan basis.
Refinance Loan Type	Fully amortizing FRM or ARM with a minimum of 5 years before the first rate change. Interest-only loans require a minimum I/O period of 10 years.
Refinance Loan Proceeds Can Only Include	<ul style="list-style-type: none"> • The Payoff of Original Loan (Payoff is defined as the UPB plus interest accrued through the pay-off date not to exceed 45 days of interest.) • Reasonable and customary closing/financing costs and prepaids are allowed, but may not exceed 4% of the UPB of the Original Loan or \$5,000, whichever is lower. Note: The Modification premium is not included in this limit.
Cash Back	The borrower can receive up to \$250 cash back at closing. Cash back greater than \$250, as identified on the HUD-1, must be applied as a principal curtailment to the Refinance Loan.
Mortgage Pay History	The Original Loan must be current at the time of the refinance.
Coverage Percentage	No change to the coverage from the Original Loan
Premium Rate	No change to the premium rate from the Original Loan
DTI	Maximum 45% (DTI is calculated per Section 4.05 of our Underwriting Guide.)
Property	Cannot change from the Original Loan
Occupancy	Primary residence or same as original. (Cannot change <i>from</i> primary residence, but can change <i>to</i> a primary residence.)
Property Value	The Refinance Loan LTV, based on the current property value, cannot exceed 105%. The lender is responsible for the accuracy and validity of the current property value. MGIC does not require a specific appraisal form.
Documentation Required	<ul style="list-style-type: none"> • New Insured/Servicer Refi-to-Mod Request (Form # 71-42954) • New 1003/65 and 1008/1077 <p>NOTE: The Insured is required to document income per MGIC's Manual Underwriting requirements (See Section 4.07 of our Underwriting Guide) without regard to the AUS documentation requirements. Other documentation must follow either our Underwriting Guide or the GSE Automated Underwriting requirements. The Insured is required to have and maintain all information relating to the origination and servicing of the Refinance Loan, which must be provided to MGIC, if requested under the Master Policy.</p>
Submissions	<ul style="list-style-type: none"> • Submit the above-bulleted documentation via fax or The Loan Center to your MGIC UW Service Center. • To find your MGIC Underwriting Service Center fax number, visit our Sales and

