

Power Alert Topics:

- 1. RECENT UNDERWRITING CHANGES**
- 2. MORTGAGE INSURANCE CHANGES**

I. UNDERWRITING CHANGES

Recent changes made to the Nationstar **FHA Product Matrix** are detailed below:

- **15-year term loans:**
 - The Maximum loan amount is \$417,000
- **Subordinate Financing CLTVs:**
 - **Rate/Term Refinance:** 135% Max CLTV for re-subordination of any existing subordinate financing. New subordinate financing and modified subordinate liens are allowed.
 - **Cash-out Refinance:** 90% Max CLTV only re-subordinations of existing subordinate financing allowed.
http://www.nationstarbroker.com/documents/FHA/matrices/NSM_ProductMatrix_FHA.pdf

Recent changes made to the Nationstar **FHA Streamline Product Matrix** are detailed below:

- **15-year term loans:**
 - The Maximum loan amount is \$417,000
- **Subordinate Financing CLTVs:**
 - Maximum CLTV is 125%
http://www.nationstarbroker.com/documents/FHA/matrices/NSM_ProductMatrix_FHA_Streamline.pdf

2. MORTGAGE INSURANCE CHANGES

Effective May 1, 2010, MGIC loosened their guidelines. We followed suit and have made changes accordingly.

Recent changes made to the Nationstar **Agency Product Matrix with LTV > 80%** are detailed below:

- **Owner Occupied 1-unit/Condo/Attached Housing properties:**
 - Non-Restricted Market: Min FICO = 660
 - Restricted Tier1 Market: Min FICO = 680
 - Restricted Tier 2 Market: LTV/CLTV: 95%/95%
 - Please also reference the following sections under Collateral for additional changes: 2, 8, 11 and 12.
http://www.nationstarbroker.com/documents/Conventional/matrices/NSM_ProductMatrix_WholesaleConventionalOver80.pdf

If you have questions, contact your Account Executive or visit us online.

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