



W08-08

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EFFECTIVE 4/30/08

Product Changes

The mortgage industry continues to increase scrutiny of new loans, and tighten product offerings in an ongoing effort to prevent fraud and restore confidence with the secondary market.

The following changes are effective immediately:

Conforming Fixed and LIBOR ARMs

- Loans > 80% require a minimum 620 FICO
- Industry-wide changes in mortgage insurance requirements and guidelines mean that Reunion cannot guarantee the ability to obtain mortgage insurance on every file, even though it is required for LTVs > 80%
- EA-1 minimum FICO requirements:
 - o > 80% LTV = 660
 - o ≤ 80% LTV = 620

FHA Down Payment Assistance Programs

- DU Approve/Eligible findings are required
- Reserves of at least 2 months PITI are required
- Eligible Programs:
 - o AmeriDream Charity, Inc. Downpayment Assistance Program
 - o Home Ownership Providers DPA Gift Program (HOP)
 - o Nehemiah Program

The [Conforming Fixed](#), [Conforming LIBOR ARMs](#) and [FHA Fixed](#) Product Guidelines, as well as the [General Underwriting Guidelines](#), have been updated and posted to our website. All new changes are highlighted in **red type**.

If you have any questions, please contact your Account Executive or local branch.