

SingleFile™

SINGLE PREMIUMS

FICO Scores 700+		FIXED LEVEL PAYMENTS FOR THE FIRST FIVE YEARS		ARMs		
		30-Year	25-Year & Under	30-Year	25-Year & Under	
		No Refund	No Refund	No Refund	No Refund	
Base LTV (%)	MGIC Coverage (%)					
	97 -95.01	35	1.50%	1.28%	N/A	N/A
		30	1.32	1.15	N/A	N/A
		25	1.18	1.02	N/A	N/A
		20	1.02	.91	N/A	N/A
18		.96	.85	N/A	N/A	
95 -90.01	30	1.15	.98	1.36%	1.15%	
	25	1.07	.85	1.23	1.03	
	22	.98	.81	1.14	.96	
	16	.81	.73	.98	.81	
90 -85.01	25	.85	.81	1.02	.85	
	20	.78	.74	.92	.79	
	17	.74	.69	.85	.74	
	12	.67	.63	.75	.67	
85 & Under	12	.62	.46	.68	.63	
	6	.50	.43	.54	.50	

Premium Adjustments for FICO Scores 700+

Cash-Out Refinance	+ .30%
Second Homes	+ .30%
Investment Properties	+ .75%
Super Jumbo (> \$650,000)	+ .50%
3- to 4-Unit Primary Residence	+1.20%

FICO Scores 680-699		FIXED LEVEL PAYMENTS FOR THE FIRST FIVE YEARS		ARMs		
		30-Year	25-Year & Under	30-Year	25-Year & Under	
		No Refund	No Refund	No Refund	No Refund	
Base LTV (%)	MGIC Coverage (%)					
	95.01 & Greater	35	2.72%	2.39%	N/A	N/A
		30	2.33	2.03	N/A	N/A
		25	2.04	1.69	N/A	N/A
		20	1.73	1.39	N/A	N/A
18		1.60	1.36	N/A	N/A	
95 -90.01	30	2.04	1.77	2.25%	1.96%	
	25	1.77	1.50	1.95	1.66	
	22	1.63	1.39	1.80	1.53	
	16	1.36	.98	1.50	1.05	
90 -85.01	25	1.36	1.09	1.50	1.20	
	20	1.22	.92	1.35	1.01	
	17	.99	.84	1.09	.92	
	12	.88	.78	.98	.85	
85 & Under	12	.82	.60	.90	.78	
	6	.62	.54	.71	.62	

Premium Adjustments for FICO Scores 680-699

Second Homes	+ .30%
3- to 4-Unit Primary Residence	+1.20%

Lender-Paid Singles

The premium rates shown are nonrefundable and provide coverage until the loan is paid off.

Eligibility Criteria and Guidelines for SingleFile Premium Rates

In addition to standard MGIC underwriting guidelines, the following apply.

Eligibility Criteria:

- Standard, full underwriting documentation.
- If present, interest-only feature must be in effect for a minimum of the first 5 years (maximum 95% LTV).

Underwriting Guidelines:

- Maximum Loan-to-Value (LTV) & minimum FICO Score:

Occupancy	Loan Purpose	Maximum LTV %	Minimum FICO Score
Owner-Occupied Primary Residences*	Purchase Money or Rate & Term Refi	97	680
	Cash-Out Refi	90	700
Second Homes	Purchase Money or Rate & Term Refi	90	680
	Cash-Out Refi	Ineligible	Ineligible
Investor Loans	Purchase Money or Rate & Term Refi	90	700
	Cash-Out Refi	Ineligible	Ineligible

* For co-op properties: no cash-out refis; maximum LTV is 90%, minimum FICO Score is 700.

- Maximum debt-to-income ratio:

FICO Score	Maximum Debt-to-Income Ratio (%)	
	Fixed Rate	ARM*
700+	50	45
680-699	45	40

* ARM loan qualification is based upon the greater of the start or fully indexed rate.

- One- to two-unit properties.
- No manufactured housing.
- Fully amortizing ARMs.
- Balloon mortgages must have a minimum term of 5 years.
- No buydowns.
- Subordinate financing is allowed only if:
 - the second lien is a home equity line of credit with no outstanding principal balance at the time of loan closing;
 - the combined loan-to-value (CLTV) does not exceed the maximum LTV for any category.

Restricted Markets

In addition to the above, loans in an MGIC-identified Restricted Market require a minimum FICO of 720, are limited to a maximum loan amount of \$417,000 and must meet MGIC's Restricted Market Guidelines.

MORTGAGE LOAN TYPES

FIXED WITH LEVEL PAYMENTS FOR THE FIRST 5 YEARS

feature level or declining payments for the first five years of the mortgage. All plans must meet the following conditions: (a) the loan term and amortization period cannot exceed 40 years; and (b) offer no buydowns, rate concessions or have the potential for negative amortization.

ARMs

feature payment changes, or the potential for payment changes, during the first five years of the mortgage.

Rates may vary from state to state and must be selected based upon the location of the Lender. For additional coverages, and information on the availability of these programs, please call your MGIC representative or your MGIC Regional Underwriting Service Center.

STANDARD LENDER-PAID MI

SINGLE PREMIUMS

LENDER-PAID SINGLES		FIXED LEVEL PAYMENTS FOR THE FIRST FIVE YEARS		TEMPORARY BUYDOWNS & ARMs WITH ANNUAL CAPS OF 1% OR LESS AND GPMs		ARMs WITH ANNUAL CAPS GREATER THAN 1%	
		30-Year	25-Year & Under	30-Year	25-Year & Under	30-Year	25-Year & Under
Base LTV (%)	MGIC Coverage (%)	No Refund	No Refund	No Refund	No Refund	No Refund	No Refund
97 -95.01	40	4.15%	2.85%	5.20%	3.90%	N/A	N/A
	35	3.60	2.60	4.65	3.65	N/A	N/A
	30	3.10	2.25	4.15	3.30	N/A	N/A
	25	2.60	1.90	3.65	2.95	N/A	N/A
	20	2.15	1.60	3.20	2.65	N/A	N/A
	18	2.00	1.50	3.05	2.55	N/A	N/A
95 -90.01	35	3.10	2.25	3.65	2.40	3.85%	2.50%
	30	2.60	2.00	3.00	2.15	3.20	2.30
	25	2.20	1.75	2.45	1.90	2.60	2.05
	22	2.10	1.60	2.30	1.75	2.40	1.85
	18	1.80	1.40	2.10	1.50	2.20	1.60
	16	1.75	1.30	1.90	1.40	2.00	1.50
90 -85.01	30	1.90	1.45	2.40	1.60	2.55	1.70
	27	1.65	1.30	2.10	1.45	2.30	1.55
	25	1.60	1.20	2.00	1.35	2.10	1.45
	22	1.50	1.15	1.65	1.25	1.95	1.35
	18	1.20	1.00	1.40	1.10	1.55	1.20
	17	1.15	.95	1.30	1.05	1.50	1.15
	12	1.05	.90	1.10	1.00	1.20	1.10
85 & Under	22	1.25	1.00	1.50	1.10	1.65	1.25
	20	1.15	.95	1.35	1.05	1.50	1.20
	17	1.10	.90	1.15	1.00	1.30	1.10
	12	.90	.75	.95	.85	1.10	.95
	6	.65	.65	.90	.75	.90	.80

Approval of MGIC's Lender-Paid MI is pending in SC & WA.

Premium Adjustments for Lender-Paid Singles

Rate-and-Term Refinance	- .25%
Cash-Out Refinance (Minimum 680 FICO)	+ .50%
Second Homes	+ .60%
Investment Properties	+1.60%
Manufactured Homes	+1.00%
Super Jumbo (> \$650,000)	+ .50%
Negative Amortization	+ .50%
Note: Rates cannot be reduced below .30%.	

Lender-Paid Singles

Lender-Paid Singles provide coverage until the loan is paid off.

- **Minimum FICO Score:** All Lender-Paid rates require a minimum FICO score of 620, unless otherwise noted.
- **95.01 – 97% LTV loans require a minimum FICO of 680.**

Restricted Markets

Loans in an MGIC-identified Restricted Market must meet MGIC's Restricted Market Guidelines.

RATE SELECTION

30-Year To qualify for the 30-Year rates, loans must have an amortization period greater than 25 years.

25-Year & Under To qualify for the 25-Year & Under rates, loans must fully amortize over a maximum of 25 years.

LTV LTV category is selected based on first lien only.

MORTGAGE LOAN TYPES

FIXED WITH LEVEL PAYMENTS FOR THE FIRST 5 YEARS

feature level or declining payments for the first five years of the mortgage and cannot offer buydowns, rate concessions or have the potential for negative amortization during the first five years.

TEMPORARY BUYDOWNS & ARMs WITH ANNUAL CAPS OF 1% OR LESS AND GPMs

feature an annual effective interest rate cap of 1% or less during the first five years of the mortgage. Examples of eligible loans include fixed-rate loans with 1% annual temporary buydowns; one-year or six-month ARMs with 1% or less annual effective rate caps; and 3/3 and 3/1 ARMs with initial interest rate adjustments of 3% or less. Loans featuring the potential for negative amortization must use rates for ARMs With Annual Caps Greater Than 1%.

NOTE: GPM loans cannot have annual payment increases of more than 7 1/2%.

ARMs WITH ANNUAL CAPS GREATER THAN 1%

feature payment changes, or the potential for payment changes, during the first five years of the mortgage. Loans classified as ARMs with annual caps greater than 1% and featuring the potential for negative amortization must be insured under the 30-year rate schedule. Loans featuring potential negative amortization are not eligible for insurance in New York.

Rates may vary from state to state and must be selected based upon the location of the Lender. For additional coverages, and information on the availability of these programs, please call your MGIC representative or your MGIC Regional Underwriting Service Center.