

Effective date: Dec. 4, 2017

Purchase (See Adjustments below for other eligible loan types)

Amortization term > 20 years | Non-refundable

Fixed (FIXED PAYMENTS FOR ≥ 5 YEARS)*									
LTV	Coverage	760+	740-759	720-739	700-719	680-699	660-679	640-659	620-639
95% -90.01%	30%	.69%	.89%	1.13%	1.33%	1.62%	1.93%	2.13%	2.32%
	25	.60	.77	.96	1.13	1.38	1.63	1.79	1.96
	16	.43	.54	.66	.77	.93	1.09	1.20	1.30
90% -85.01%	25	.46	.59	.75	.90	1.09	1.33	1.41	1.49
	12	.29	.35	.43	.50	.60	.71	.75	.79
85% & Below	12	.23	.26	.32	.37	.45	.54	.57	.60
	6	.18	.20	.23	.26	.30	.34	.36	.38

Nonfixed (FIXED PAYMENTS FOR < 5 YEARS)*									
LTV	Coverage	760+	740-759	720-739	700-719	680-699	660-679	640-659	620-639
95% -90.01%	30%	.93%	1.20%	1.53%	1.80%	2.19%	2.61%	2.88%	3.13%
	25	.81	1.04	1.30	1.53	1.86	2.20	2.42	2.65
	16	.58	.73	.89	1.04	1.26	1.47	1.62	1.76
90% -85.01%	25	.62	.80	1.01	1.22	1.47	1.80	1.90	2.01
	12	.39	.47	.58	.68	.81	.96	1.01	1.07
85% & Below	12	.31	.35	.43	.50	.61	.73	.77	.81
	6	.24	.27	.31	.35	.41	.46	.49	.51

Amortization term ≤ 20 years | Non-refundable

Fixed (FIXED PAYMENTS FOR ≥ 5 YEARS)*									
LTV	Coverage	760+	740-759	720-739	700-719	680-699	660-679	640-659	620-639
95% -90.01%	30%	.42%	.53%	.67%	.79%	.96%	1.15%	1.24%	1.33%
	25	.37	.46	.58	.68	.83	.98	1.05	1.13
	16	.29	.34	.42	.48	.58	.68	.72	.77
90% -85.01%	25	.30	.37	.46	.54	.63	.76	.82	.88
	12	.21	.25	.29	.33	.37	.44	.46	.49
85% & Below	12	.18	.20	.23	.26	.29	.34	.36	.38
	6	.16	.17	.18	.20	.22	.24	.25	.26

Nonfixed (FIXED PAYMENTS FOR < 5 YEARS)*									
LTV	Coverage	760+	740-759	720-739	700-719	680-699	660-679	640-659	620-639
95% -90.01%	30%	.57%	.72%	.90%	1.07%	1.30%	1.55%	1.67%	1.80%
	25	.50	.62	.78	.92	1.12	1.32	1.42	1.53
	16	.39	.46	.57	.65	.78	.92	.97	1.04
90% -85.01%	25	.41	.50	.62	.73	.85	1.03	1.11	1.19
	12	.28	.34	.39	.45	.50	.59	.62	.66
85% & Below	12	.24	.27	.31	.35	.39	.46	.49	.51
	6	.22	.23	.24	.27	.30	.32	.34	.35

Adjustments	760+	740-759	720-739	700-719	680-699	660-679	640-659	620-639
Rate/Term Refinance	+0.05%	+0.08%	+0.10%	+0.14%	+0.18%	+0.23%	+0.28%	+0.33%
Second Homes	+0.12	+0.13	+0.14	+0.17	+0.20	+0.35	+0.40	+0.45
Employee Relocation Loans	-0.02	-0.04	-0.04	-0.07	-0.07	-0.10	-0.12	-0.12
Declining Renewals (Borrower-Paid Only)	+0.02	+0.03	+0.03	+0.04	+0.04	+0.05	+0.07	+0.07
Annual Premium (Refundable)	-0.02	-0.03	-0.03	-0.04	-0.04	-0.05	-0.07	-0.07
Refundable Monthly Premium	+0.01	+0.01	+0.01	+0.02	+0.02	+0.03	+0.03	+0.03

Agency coverage requirements

Standard
HomeReady®/Home Possible®

*Permanent payment terms of the mortgage note determine loan program category.
Rates cannot be reduced below .15% regardless of premium adjustments.
See back page for applicable Notes.

Rates may not be available for all LTVs and credit scores. Refer to our Underwriting Guide, mgic.com/uwguide, for loan eligibility.

Rates and adjustments are subject to state regulatory approval and are subject to change. Additional rates may also be available. For questions regarding state approvals and additional rates, please contact your MGIC representative.

Get quick rate quotes through MiQ, mgic.com/MiQ, or download our mobile app, mgic.com/mobileapp.



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Borrower-paid premiums

Borrowers pay premiums as part of their monthly mortgage payment.

Monthly premiums

No premium is due at closing. Billing is deferred until the first full month after closing. **The premium tables (on reverse) provide annualized rates. To determine the monthly premium:**

$$\frac{\text{Premium rate} \times \text{Loan amount}}{12} = \text{Annual premium}$$

$$\frac{\text{Annual premium}}{12} = \text{Monthly premium}$$

(Round to the nearest cent)

Annual premiums

Borrowers pay the first-year premium at closing. The renewal premium is due on the certificate's anniversary date.

Renewals

Constant renewals apply the rate to the original insured loan balance. The rate for years 2 through 10 is the same as the first-year rate. For years 11 through term, the premium rate is reduced to .20% or remains the same if the rate before this reduction is less than .20%.

Declining renewal rates are applied to the outstanding insured loan balance. The rate for years 2 through term is the same as the first-year rate. The loan balance is adjusted annually on the certificate's anniversary date.

Refunds

We don't provide refunds on non-refundable Borrower-Paid Monthly Premiums unless coverage is cancelled or terminated under the Homeowners Protection Act of 1998. In this case, we'll provide a refund based on our unearned premium calculation.

If you opt for refundable Borrower-Paid Monthly Premiums or Annual Premiums (see the Adjustments table on reverse), we will provide a prorated refund upon cancellation of coverage.

See mgic.com/rates > Refunds.

Loan program categories

Fixed applies to loans with level or declining payments for the first 5 years and no potential for negative amortization. For loans with a temporary buydown, use fixed premiums if the permanent payment terms of the mortgage note meet our fixed criteria.

Nonfixed applies to loans with actual or potential payment changes during the first 5 years.

mortgage guaranty insurance corporation

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Rate selection

> 20-year rates apply to loans with an amortization period greater than 20 years.

≤ 20-year rates apply to loans with an amortization period of 20 or fewer years.

Select LTV category based on first lien only.

Lowest credit score tier pricing applies when no borrower has a valid credit score, including borrowers with no credit score.

Agency coverage requirements

Fannie Mae HomeReady and Freddie Mac Home Possible coverage requirements differ from standard Agency requirements.

Base LTV	Fannie Mae Standard Coverage		Freddie Mac Standard Coverage		HomeReady & Home Possible Coverage	
	> 20 years	≤ 20 years	> 20 years	≤ 20 years	> 20 years	≤ 20 years
97%-95.01%	35%	35%	35%	35%	25%	25%
95%-90.01%	30	25	30	25	25	25
90%-85.01%	25	12	25	12	25	12
85% & below	12	6	12	6	12	6

Use the > 20 years columns for ARM coverage requirements.

These coverage requirements are subject to change. While we try to keep this information current, we do not warrant the accuracy or completeness of these requirements. In addition, loans processed through an Agency AUS and specific Agency programs may have different coverage requirements. Therefore, the requirements listed above may be outdated or inapplicable; do not rely on them to determine current Agency coverage requirements.

HomeReady® is a registered trademark of Fannie Mae. Home Possible® is a registered service mark of Freddie Mac.

For more information,

contact your MGIC representative, mgic.com/contact,
or MGIC Customer Service, 1-800-424-6442.