

## MI Rate Quotes in Optimal Blue<sup>®</sup>

### Full User Guide

#### 1. Mortgage Insurance Icon Search Results

The Mortgage Insurance (MI) icon appears on the Search Results page when an eligible conforming product returns and the loan-to-value ratio (LTV) is greater than or equal to 80%. (When the LTV is greater than 97%, MI isn't available. In addition, the MI icon doesn't display when a credit score is entered as "0.")

The MI icon appears both at the Product Summary level and at the Product Detail level. The detail level allows a user to order an MI quote at each available rate for the product.

Rate	Margin	APR	MI
3.250	0.000	3.62%	MI
3.375	0.000	3.62%	MI
3.500	0.000	3.62%	MI
3.625	0.000	3.62%	MI
3.750	0.000	3.62%	MI
3.875	0.000	3.62%	MI
3.980	0.000	3.62%	MI
4.000	0.000	3.62%	MI
4.125	0.000	3.62%	MI
4.250	0.000	3.62%	MI
4.375	0.000	3.62%	MI
4.500	0.000	3.62%	MI

**Total Adjustments**

Reason	Points	SPF	Rate	Margin
Loan Amt ≤ \$30,000	0.000	0.250	0.000	0.000
AND Rate ≤ 7%	-0.250	0.000	0.000	0.000
PCD ≤ 47%	0.000	0.000	0.000	0.000
AND LTV ≤ 95% + <=95%	0.000	1.725	0.000	0.000
Loan Amt ≤ \$150,000-200,000	0.000	1.975	0.000	0.000
<b>Total Adjustments</b>	<b>-0.250</b>	<b>1.975</b>		

**Notes (3 Adjustments)**

1. For this scenario, AIG Not Specified was run through eligibility and pricing as LR.
2. Please be aware, all Declining Market policies are subject to Mortgage Insurance availability. Please Contact Lender for additional information.
3. Mortgage insurance providers may have additional restrictions. Please refer to each mortgage insurance company's website for complete eligibility details.

## 2. Requesting a Mortgage Insurance Quote

When the MI icon is selected at either the Product Summary or Product Detail level, screens display with fields that may not have been entered for the Product Search, yet are required to obtain an MI quote. Required fields are indicated by a vertical red bar.

To begin a **Mortgage Insurance Quote** search, select a **MI Provider** from the drop-down menu. The default provider is **Best Ex** (Best Execution), which returns a comparison of all configured MI companies.

You can request a **Best Ex** quote across all providers supported by the configuration, or you can select a quote from a specific provider only.

The **Property Zip Code** field is required but only displays if the ZIP Code wasn't entered on the Product Search form or provided via the LOS integration.

The **DTI without MI** field can be edited. If a DTI ratio was provided on the Product Search form or via a LOS integration, that ratio is displayed for editing. It's important to note the DTI provided for the Product Search is – and should be – the DTI that includes an estimated MI premium to ensure accurate eligibility checks. The displayed DTI is a starting point; you must update/edit the ratio so it doesn't include any MI premium for the most accurate quote.

The **FICO 1** field is automatically populated with the representative FICO from the Product Search form.

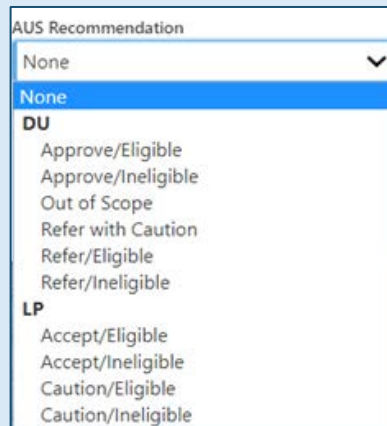
A **FICO 2** field displays when the **Multiple Borrowers** box is checked. If there is more than one borrower on the loan application, the **FICO 2** field should be completed with the representative credit score for the borrower whose score was not used as the loan-level credit score.

**Note:** The **FICO 2** is only used for quoting mortgage insurance and does not impact Optimal Blue's pricing and eligibility results. The existence of multiple borrowers on an application reduces the MI premium cost in many cases.

The figure consists of four screenshots of the 'Mortgage Insurance Quote' form, arranged in a 2x2 grid. Each screenshot has a blue header with the title and a close button. The top-left screenshot shows the 'MI Provider' dropdown menu open, with 'Best Ex' selected and highlighted in blue. A pink arrow points from the 'Best Ex' text in the dropdown to the 'Best Ex' text in the dropdown menu. The top-right screenshot shows the 'MI Provider' dropdown menu open, with 'Best Ex' selected and highlighted in blue. The bottom-left screenshot shows the form with the 'Multiple Borrowers' checkbox unchecked. A pink box highlights the 'Multiple Borrowers' checkbox and the 'FICO 1' field. The bottom-right screenshot shows the form with the 'Multiple Borrowers' checkbox checked. A pink box highlights the 'Multiple Borrowers' checkbox, the 'FICO 1' field, and the 'FICO 2' field. The 'FICO 1' field contains the value '780' and the 'FICO 2' field contains the value '790'. The 'Order Quotes' button is visible at the bottom of each form.

The **AUS Recommendation** field defaults to **None** but should be updated/edited if an Automated Underwriting Decision has been obtained.

**NOTE:** Some MI vendors will only insure loans that have an acceptable finding. Others will require additional documentation in that scenario.



AUS Recommendation

None

None

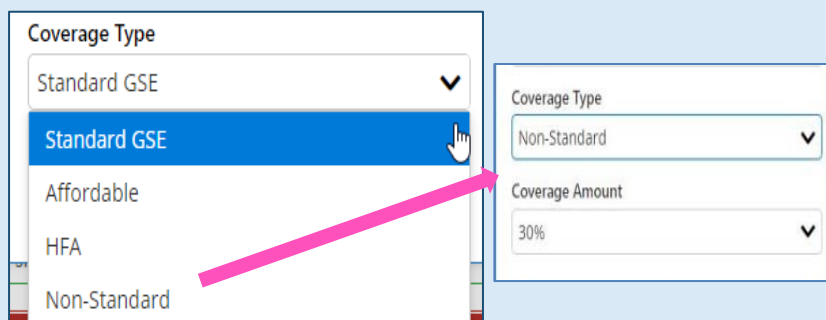
**DU**

- Approve/Eligible
- Approve/Ineligible
- Out of Scope
- Refer with Caution
- Refer/Eligible
- Refer/Ineligible

**LP**

- Accept/Eligible
- Accept/Ineligible
- Caution/Eligible
- Caution/Ineligible

**Coverage Type** impacts the cost of the requested mortgage insurance. The coverage requirement can vary depending on whether the product type is Standard GSE, Affordable or HFA. The system automatically sets the coverage type based on these characteristics. In rare instances, non-conforming or portfolio products may have different coverage requirements. In those cases, selecting **Non-Standard** opens another field that allows you to select the coverage amount from a list available at the LTV of the quote request.



Coverage Type

Standard GSE

Standard GSE

Affordable

HFA

Non-Standard

Coverage Type

Non-Standard

Coverage Amount

30%

Data provided in the **MI Order** screen doesn't transfer back to the loan in Optimal Blue. Information considered in the product and pricing search must be entered on the Product Search form.

When you have completed the form, select the **Order Quotes** button. An MI quote search is conducted, and the displayed results are explained in the following section.

### 3. BESTX™ MI Quote Results

The **Mortgage Insurance Quote** page provides information that allows you and the borrower to review and compare MI options. (In Optimal Blue, the actual MI companies' logos will appear.)

- The **Mortgage Insurance Quote** page displays a Best Execution result within multiple tabs. The results vary depending on available mortgage insurance products for a given scenario and system configuration. Each tab represents a different premium type, i.e., Monthly, Split/Buydown, Single Premium or Lender Paid.
- Quotes within each tab are displayed with the best price among all applicable providers in the first column and highlighted in green. Any matching best quotes are also highlighted in green. Other providers are displayed in the order of the premium amount. Quotes with the same premium amounts are displayed in the order received.
- The time stamp at the top is based on your configured time zone. From this view, you can modify certain MI search criteria and update the quotes. You can also contact MI providers and print different quote views.

The system automatically calculates and displays the MI company's estimated tax amount for properties in West Virginia and Kentucky since these locations may be subject to state and/or local taxes. Since tax amounts may be based on each MI company's assumption of the municipality based on the ZIP Code and the actual value will vary between MI companies, estimated tax amounts are not included in the Best Ex calculation.

- Familiarize yourself with the disclosure text at the bottom of each of the results tab. It provides information about the quote itself, assumptions made when providing the quote, and information about the expiration of the quote.

If a search was requested for a Single MI company only, the **Single Company** page tab will include all premium results for that



The following data is available within the Quote Result tabs where applicable:

- **Upfront Premium:** Dollar amount returned by the MI company
- **Upfront Tax:** Dollar amount returned by the MI company
- **Total Upfront:** Calculated amount returned by the MI company. This calculation includes the upfront premium dollar amount plus the upfront tax dollar amount
- **Upfront Premium Rate:** Rate returned by the MI company
- **Monthly P&I:** Calculated monthly principal and interest payment amount
- **Monthly Premium:** Monthly premium dollar amount returned by the MI company
- **Tax:** When applicable, the mortgage insurance tax dollar amount returned by the MI company.
- **P&I, MI + Tax:** The calculated principal and interest payment, monthly premium dollar amount and monthly mortgage insurance tax amount, if applicable
- **Monthly Premium Rate:** Monthly premium rate returned by the MI company
- **Quote ID:** Quote ID for each scenario returned from the MI company
- **Print Quote link:** Display a print view for a specific MI company and premium type. (See the Print View section for more details.)
- **Master Policy Number:** Your master policy number for each MI company as configured in Optimal Blue

company. The Premium Type specific tabs will not be available.

Additionally, there is a **Quote Details** tab that includes all relevant loan data that was used to obtain the MI quote.

#### 4. BESTX™ MI Results Screen Tab

##### Monthly

The **Monthly** tab provides all relevant details for a borrower-paid monthly premium quote.

Monthly	Split/Buydown	Single Premium	Lender Paid	Single Company	Quote Details	
Monthly Premium	\$34.00	\$34.00	\$35.42	\$35.42	\$35.42	\$35.42
Monthly P&I	\$740.00	\$740.00	\$740.00	\$740.00	\$740.00	\$740.00
P&I + MI Premium	\$774.00	\$774.00	\$775.42	\$775.42	\$775.42	\$775.42
Monthly Premium Rate	0.24%	0.24%	0.25%	0.25%	0.25%	0.25%
Quote ID	M329650945444CF	M9JUMAB	7830111	OQ0096A12	GV39VD5	CXRPCHS
Contact	Contact MI	Contact MI	Contact MI	Contact MI	Contact MI	Contact MI
Print Quote	Print Quote	Print Quote	Print Quote	Print Quote	Print Quote	Print Quote
Master Policy Number						

##### Split/Buydown

This tab provides details for a borrower-paid split quote. The calculations assume a 1% upfront premium.

**Note:** Each MI provider may support different split premium plans.

Monthly	Split/Buydown	Single Premium	Lender Paid	Single Company	Quote Details
All Split/Buydown quotes assume a 1% upfront premium (\$900.00)					
Monthly Premium	\$17.25	\$25.50	\$25.50	\$25.50	\$25.50
Monthly P&I	\$392.00	\$392.00	\$392.00	\$392.00	\$392.00
P&I + MI Premium	\$409.25	\$417.50	\$417.50	\$417.50	\$417.50
Monthly Premium Rate	0.23%	0.34%	0.34%	0.34%	0.34%
Quote ID	M32966450504CE3	7830991	OQ0096ED6	MN4Q522	CB7PVD0
Contact	Contact MI	Contact MI	Contact MI	Contact MI	Contact MI
Print Quote	Print Quote	Print Quote	Print Quote	Print Quote	Print Quote
Master Policy Number					

##### Single Premium

This tab provides all relevant details for a borrower-paid single premium quote.

Monthly	Split/Buydown	Single Premium	Lender Paid	Single Company	Quote Details	
Upfront Premium	\$1,207.00	\$1,207.00	\$1,207.00	\$1,207.00	\$1,241.00	\$1,411.00
Upfront Rate	0.71%	0.71%	0.71%	0.71%	0.73%	0.83%
Quote ID	7830111	OQ0096A13	7ZZ34FP	CCNQRET	M32965096553236	SXM27PV
Contact	Contact MI	Contact MI	Contact MI	Contact MI	Contact MI	Contact MI
Print Quote	Print Quote	Print Quote	Print Quote	Print Quote	Print Quote	Print Quote
Master Policy Number						

## Lender Paid

This tab provides all relevant details for a lender-paid single premium quote.

MI Search Results - 9/3/2019, 9:49:52 AM CST Print Results

Monthly | Split/Buydown | Single Premium | **Lender Paid** | Single Company | Quote Details

	<b>First</b> MORTGAGE INSURANCE	MI Company	SECOND INSURANCE	MI THREE	MI CORP	BULLSEYE Mortgage Insurance
Upfront Premium	\$1,564.00	\$1,887.00	\$1,989.00	\$1,589.00	\$1,989.00	\$1,989.00
Upfront Rate	0.92%	1.11%	1.17%	1.17%	1.17%	1.17%
Quote ID	M329650955484DF	SMJBLG3	7830111	QQ0096A15	S9VBTSZ	COQ22TZ
Contact	Contact MI	Contact MI	Contact MI	Contact MI	Contact MI	Contact MI
Print Quote	Print Quote	Print Quote	Print Quote	Print Quote	Print Quote	Print Quote
Master Policy Number						

This quote is for a lender-paid, non-refundable premium and provides 12% coverage. Verify with the Investor that the loan product you select is eligible for Lender Paid Mortgage Insurance coverage. This ("Quote") is valid for 90 days and is only an estimate. It does not constitute an application for or offer of insurance from any of the Mortgage Insurance providers listed. All applicable guidelines and eligibility factors may not have been evaluated. Actual rates offered may vary if the data you provided in the request changes. Changes to your Master Policy Number or to applicable laws may also impact rates. Rates are subject to change without notice. To obtain a final rate, please submit the loan for issuance of an insurance commitment through your normal submission channel. Properties in West Virginia and Kentucky may be subject to state and/or local taxes. These taxes may or may not be listed above and may vary based on the municipality of the subject property. Please contact your selected Mortgage Insurance provider for more details.

## Single Company

The **Single Company** tab displays all applicable premium types returned for a single MI company when that provider is selected from the **MI Provider** drop-down menu on this screen. The MI providers listed represent configured providers that were used in the MI quote search. You don't need to resubmit the search to view results in this tab.

Mortgage Insurance Quote

MI Search Results - 9/4/2019, 8:27:14 AM CST Print Results

Monthly | Split/Buydown | Single Premium | Lender Paid | **Single Company** | Quote Details

MI Provider: Best Ex  
Property Zip Code: 75024  
DTI without MI: 36  
Multiple Borrowers:   
FICO 1: 700  
AUS Recommendation: Approve/Eligible  
Coverage Type: Standard GSE

MI Provider: Bullseye

	Monthly	Split/Buydown	Single Premium	Lender Paid
Upfront Premium	---	\$900.00	\$1,674.00	\$2,250.00
Upfront Premium Rate	---	1.00%	1.86%	2.50%
Monthly Premium	\$36.00	\$17.25	---	---
Monthly P&I	\$392.00	\$392.00	\$392.00	\$392.00
P&I + MI Premium	\$428.00	\$409.25	\$392.00	\$392.00
Monthly Premium Rate	0.48%	0.23%	---	---
Quote ID	M329664535057AS	M32966450504CE3	M32966449503E55	M329664525057AS
Print Quote	Print Quote	Print Quote	Print Quote	Print Quote
Master Policy Number				

All premiums quoted provide 20% coverage and are borrower paid unless otherwise indicated. For Monthly and Split premiums, the rates provided are for a non-refundable constant renewal. For years 11-Term, the rate is reduced to the lesser of the current rate or the standard minimum rate. If choosing a Split, Single or Lender Paid premium, you must verify with the Investor that the loan product you select is eligible for that coverage.

This ("Quote") is valid for 90 days and is only an estimate. It does not constitute an application for or offer of insurance from the Mortgage Insurance provider listed. All applicable guidelines and eligibility factors may not have been evaluated. Actual rates offered may vary if the data you provided in the request changes. Changes to your Master Policy Number or to applicable laws may also impact rates. Rates are subject to change without notice. To obtain a final rate, please submit the loan for issuance of an insurance commitment through your normal submission channel. Properties in

## Quote Details

This tab provides all relevant loan, property and product details used in the MI quote search.

Mortgage Insurance Quote

MI Search Results - 9/6/2019, 8:01:15 AM PST Print Results

Monthly | Split/Buydown | Single Premium | Lender Paid | Single Company | **Quote Details**

MI Provider: Best Ex  
Property Zip Code: 40009  
DTI without MI: 20  
Multiple Borrowers:   
FICO 1: 780  
AUS Recommendation: None  
Coverage Type: Standard GSE

**Loan Details**

Loan ID: 224	Occupancy: Primary Residence	LTV: 91.00%	CLTV: 0.00%	HCLTV: 0.00%	FICO 1: 780
Loan Purpose: Purchase	AUS Recommendation: None	Principal & Interest: \$384.00	Corporate Relocation: No		
Loan Amount: \$91,000.00	DTI: 20.00%	Number of Borrowers: 1	Coverage: 30% (Standard GSE)		

**Property Details**

Property Type: Single Family	Property Value: \$100,000.00	Number of Units: 1	County: Shelby
Property Address: 123 PRESTON RD	Purchase Price: \$100,000.00	State: KY	Zip Code: 40003

**Product Details**

Term: 360	Interest Only: No	Temporary Buydown: No	Interest Rate: 3.00%
Amortization Type: Fixed	Prepayment Penalty: No	Origination Channel: Lender	

## 5. Single Company Search Results

Single company MI provider search results will display on two tabs: **MI Quotes** and **Quote Details**.

- **MI Quotes** tab: Includes all applicable quote types for a single MI provider

**Mortgage Insurance Quote** - MI Search Results - 9/4/2019, 8:29:52 AM CST

MI Provider: Bullseye

Property Zip Code: 75024

DTI without MI: 36

FICO 1: 700

AUS Recommendation: Approve/Eligible

Coverage Type: Standard GSE

**BULLSEYE Mortgage Insurance**

	Monthly	Split/Buydown	Single Premium	Lender Paid
Upfront Premium	---	\$900.00	\$1,674.00	\$2,250.00
Upfront Premium Rate	---	1.00%	1.86%	2.50%
Monthly Premium	\$36.00	\$17.25	---	---
Monthly P&I	\$392.00	\$392.00	\$392.00	\$392.00
P&I + MI Premium	\$428.00	\$409.25	\$392.00	\$392.00
Monthly Premium Rate	0.48%	0.23%	---	---

Quote ID: M329664565040FE, M329664585040D2, M3296646050E7D0, M329664575081FD

Print Quote, Master Policy Number, and other details are visible.

- **Quote Details** tab: Includes all relevant loan, property and product details

**Mortgage Insurance Quote** - Quote Details

Monthly | Split/Buydown | Single Premium | Lender Paid | Single Company | **Quote Details**

**Loan Details**

Loan ID: 224	Occupancy: Primary Residence	LTV: 91.00%	CLTV: 0.00%	HCLTV: 0.00%	FICO 1: 745
Loan Purpose: Purchase	AUS Recommendation: None	Principal & Interest: \$384.00	Corporate Relocation: No		
Loan Amount: \$91,000.00	DTI: 30.00%	Number of Borrowers: 1	Coverage: 10% (Non-Standard)		

**Property Details**

Property Type: Single Family	Property Value: \$100,000.00	Number of Units: 1	County: Shelby
Property Address: 123 PRESTON RD	Purchase Price: \$100,000.00	State: KY	Zip Code: 40303

**Product Details**

Term: 360	Interest Only: No	Temporary Buydown: No	Interest Rate: 3.00%
Amortization Type: Fixed	Prepayment Penalty: No	Origination Channel: Lender	

## 6. Mortgage Insurance Quote Print Views

Several different print views of the MI Search Results can be printed or saved for later reference. You can share it with borrowers, team members or directly to the LOS.

**Note:** If you create a print view that you don't print, choose the **Cancel** button to close the print view instead of the "X" at the top of the screen. Using the "X" will close your Optimal Blue session and you will have to log in again.

- Select the **Print Quote** in any result column to create a print view of that specific result alone.
- Select the **Print Results** button at the top of the MI Search Results screen to create a print-friendly view of any or all the results.
- Selecting the **Print Results** button from the Single Company view creates a print view of all the premium types returned by that company.

Mortgage Insurance Quote

MI Search Results - 9/3/2019, 9:49:52 AM CST

MI Provider: Best Ex

Property Zip Code: 75024

DTI without MI: 36

Multiple Borrowers:

FICO 1: 700

AUS Recommendation: Approve/Eligible

Coverage Type: Standard GSE

Update Quotes

Monthly	Split/Buydown	Single Premium	Lender Paid	Single Company	Quote Details
Monthly Premium	\$34.00	\$34.00	\$35.42	\$35.42	\$35.42
Monthly P&I	\$740.00	\$740.00	\$740.00	\$740.00	\$740.00
P&I + MI Premium	\$774.00	\$774.00	\$775.42	\$775.42	\$775.42
Monthly Premium Rate	0.24%	0.24%	0.25%	0.25%	0.25%
Quote ID	M3296095444CF	MSJUMAB	7830111	OQ0096A12	GYS9VD5
Contact	Contact MI	Contact MI	Contact MI	Contact MI	Contact MI
Print Quote	Print Quote	Print Quote	Print Quote	Print Quote	Print Quote
Master Policy Number					

Print Results

Select quotes to print:

- All
- Monthly
- Split/Buydown
- Single Premium
- Lender Paid

Print Selected

## 7. MI History

As MI quotes are generated, they are saved in Optimal Blue and are subsequently available on the **MI History** page. This page is accessed by selecting the **MI History** icon.

Each previously generated quote will be listed and can be viewed by selecting the **View Quote** link. The details for each quote will be provided based upon the type of quote conducted. There will be multiple rows of data and corresponding links for each search. Quotes will be listed indefinitely on this screen but may expire based on the provider's criteria.

Selecting the **Get New Quote** button on this page will open the MI Search window where you can enter the scenario details to generate a new MI quote.

Pipeline | MI History | New Search | Consumer | RateSheet

Selected Loans: Loan ID: 5932 Status: Prospect Borrower: Homebuyer

Historical MI Rate Quote Search Criteria

From: 09-01-2019 To: 09-09-2019

Get New Quote

Borrower Name	Timestamp	Expiration Date (CST)	View Rate Quote
Alice Homebuyer	9/3/2019 12:58:50 AM	12/2/2019	View Quote
Alice Homebuyer	9/3/2019 12:49:20 AM	12/2/2019	View Quote
Alice Homebuyer	9/3/2019 10:17:20 AM	12/2/2019	View Quote
Alice Homebuyer	9/3/2019 10:12:44 AM	12/2/2019	View Quote

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