

Effective date: Feb. 27, 2017

Purchase (See Adjustments below for other eligible loan types)

Amortization term 30 years

Fixed (FIXED PAYMENTS FOR ≥ 5 YEARS)					
LTV	Coverage	760+	720-759	680-719	620-679
97% -95.01%	35%	1.05%	1.10%	1.31%	1.48%
	25	.73	.77	.96	1.11
	18	.57	.60	.80	.94
95% -90.01%	30	.54	.62	.89	1.15
	25	.50	.57	.79	1.03
	16	.43	.49	.67	.74
90% -85.01%	25	.39	.44	.57	.71
	12	.29	.34	.39	.47
85% & Below	12	.23	.27	.33	.39
	6	.21	.25	.29	.33

Nonfixed (FIXED PAYMENTS FOR < 5 YEARS)					
LTV	Coverage	760+	720-759	680-719	620-679
95% -90.01%	30%	.78%	.82%	1.17%	1.44%
	25	.71	.75	1.03	1.29
	16	.56	.59	.80	.93
90% -85.01%	25	.60	.63	.77	.89
	12	.43	.46	.52	.59
85% & Below	12	.31	.33	.40	.50
	6	.30	.32	.37	.42

Agency coverage requirements/amortization term > 20 years

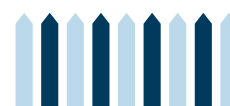
Standard
HomeReady®/Home Possible®

Adjustments	760+	720-759	680-719	620-679
Rate/Term Refinance	+.05%	+.10%	+.15%	+.30%
Loan Amounts > \$450,000	+.20	+.25	+.40	+.60
Employee Relocation Loans	-.02	-.04	-.07	-.10
≤ 25-Year Amortization Term	-.03	-.05	-.08	-.11
Manufactured Homes	+.18	+.20	+.30	+.50

Rates cannot be reduced below .15%.
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.

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Available on the iPhone
App Store

Learn more about our mobile app,
mgic.com/mobileapp. Sign up at the App Store.

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Lender-paid premiums

The lender pays the premium; the borrower is not charged separately.

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)

Declining Renewals

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

Lender-Paid Monthly Premiums are non-refundable.

Loan program categories

Fixed applies to loans with level or declining payments for the first 5 years and no potential for negative amortization.

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

Rate selection

30-year rates apply to loans with an amortization period greater than 25 years.

≤ 25-year rates apply to loans with an amortization period of 25 or fewer years.

Select LTV category based on first lien only.

Rates may vary from state to state. Select rates based on lender location.

Rates for credit scores in the lowest tier apply to:

- Loans without valid credit scores or no credit scores that otherwise meet our nontraditional credit requirements
- Loans with a DU® or Loan Product Advisor® response other than Approve or Accept

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%	n/a	n/a	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 ARMs and manufactured homes 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.

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mortgage guaranty insurance corporation

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For more information,

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