

Effective date: June 17, 2019

Purchase & rate/term refinance (See Adjustments below for other eligible loan types)

### Amortization term > 20 years

Fixed (FIXED PAYMENTS FOR ≥ 5 YEARS)*									
LTV	Coverage	760+	740-759	720-739	700-719	680-699	660-679	640-659	620-639
97% -95.01%	35%	2.30	3.32	4.23	5.05	6.27	8.42	9.13	10.00
	25	1.79	2.55	3.21	3.77	4.69	6.27	6.89	7.60
	18	1.43	1.99	2.45	2.91	3.57	4.69	5.15	5.71
95% -90.01%	30	1.89	2.65	3.32	3.93	4.85	6.43	6.99	7.75
	25	1.63	2.30	2.86	3.37	4.18	5.51	6.02	6.63
	16	1.22	1.68	2.04	2.40	2.91	3.77	4.08	4.59
90% -85.01%	25	1.43	2.04	2.50	3.01	3.67	5.05	5.36	5.87
	12	0.97	1.22	1.48	1.73	2.04	2.70	2.91	3.16
85% & Below	12	0.71	0.87	1.02	1.17	1.38	1.84	2.04	2.19
	6	0.61	0.66	0.71	0.77	0.87	1.12	1.17	1.28

Nonfixed (FIXED PAYMENTS FOR < 5 YEARS)*									
LTV	Coverage	760+	740-759	720-739	700-719	680-699	660-679	640-659	620-639
97% -95.01%	35%	2.88	4.15	5.29	6.31	7.84	10.53	11.41	12.50
	25	2.24	3.19	4.01	4.71	5.86	7.84	8.61	9.50
	18	1.79	2.49	3.06	3.64	4.46	5.86	6.44	7.14
95% -90.01%	30	2.36	3.31	4.15	4.91	6.06	8.04	8.74	9.69
	25	2.04	2.88	3.58	4.21	5.23	6.89	7.53	8.29
	16	1.53	2.10	2.55	3.00	3.64	4.71	5.10	5.74
90% -85.01%	25	1.79	2.55	3.13	3.76	4.59	6.31	6.70	7.34
	12	1.21	1.53	1.85	2.16	2.55	3.38	3.64	3.95
85% & Below	12	0.89	1.09	1.28	1.46	1.73	2.30	2.55	2.74
	6	0.76	0.83	0.89	0.96	1.09	1.40	1.46	1.60

### Amortization term ≤ 20 years

Fixed (FIXED PAYMENTS FOR ≥ 5 YEARS)*									
LTV	Coverage	760+	740-759	720-739	700-719	680-699	660-679	640-659	620-639
97% -95.01%	35%	2.12	3.14	4.05	4.77	5.99	8.03	8.74	9.61
	25	1.61	2.37	3.03	3.49	4.41	5.88	6.50	7.21
	18	1.25	1.81	2.27	2.63	3.29	4.30	4.76	5.32
95% -90.01%	30	1.71	2.47	3.14	3.65	4.57	6.04	6.60	7.36
	25	1.45	2.12	2.68	3.09	3.90	5.12	5.63	6.24
	16	1.04	1.50	1.86	2.12	2.63	3.38	3.69	4.20
90% -85.01%	25	1.25	1.86	2.32	2.73	3.39	4.66	4.97	5.48
	12	0.79	1.04	1.30	1.45	1.76	2.31	2.52	2.77
85% & Below	12	0.55	0.69	0.84	0.89	1.10	1.45	1.65	1.80
	6	0.55	0.55	0.55	0.55	0.59	0.73	0.78	0.89

Nonfixed (FIXED PAYMENTS FOR < 5 YEARS)*									
LTV	Coverage	760+	740-759	720-739	700-719	680-699	660-679	640-659	620-639
97% -95.01%	35%	2.65	3.93	5.06	5.96	7.49	10.04	10.93	12.01
	25	2.01	2.96	3.79	4.36	5.51	7.35	8.13	9.01
	18	1.56	2.26	2.84	3.29	4.11	5.38	5.95	6.65
95% -90.01%	30	2.14	3.09	3.93	4.56	5.71	7.55	8.25	9.20
	25	1.81	2.65	3.35	3.86	4.88	6.40	7.04	7.80
	16	1.30	1.88	2.33	2.65	3.29	4.23	4.61	5.25
90% -85.01%	25	1.56	2.33	2.90	3.41	4.24	5.83	6.21	6.85
	12	0.99	1.30	1.63	1.81	2.20	2.89	3.15	3.46
85% & Below	12	0.69	0.86	1.05	1.11	1.38	1.81	2.06	2.25
	6	0.69	0.69	0.69	0.69	0.74	0.91	0.98	1.11

Adjustments	760+	740-759	720-739	700-719	680-699	660-679	640-659	620-639
Cash-Out Refinance	+0.50%	+0.50%	+0.70%	+1.00%	+1.00%	+1.30%	+1.30%	+1.30%
Investment Property	+1.19	+1.19	+1.33	+1.75	+1.75	+2.63	+2.63	+2.63
Manufactured Housing	+0.50	+0.50	+0.70	+1.00	+1.00	+1.30	+1.30	+1.30
Rate and Term Refinance	0.00	0.00	0.00	+0.53	+0.53	+1.05	+1.05	+1.05
Relocation	-0.10	-0.10	-0.14	-0.25	-0.25	-0.35	-0.35	-0.35
Second Home	+0.25	+0.25	+0.49	+0.70	+0.70	+1.23	+1.23	+1.23
3-4 - Unit Property	+1.19	+1.19	+1.33	+1.75	+1.75	+2.63	+2.63	+2.63
> 45% DTI	95.01%-97% LTV	+0.38	+0.62	+0.76	+1.06	n/a	n/a	n/a
	90.01%-95% LTV	+0.35	+0.44	+0.57	+0.72	n/a	n/a	n/a
	85.01%-90% LTV	+0.28	+0.39	+0.50	+0.62	n/a	n/a	n/a
	85% LTV & Below	+0.11	+0.17	+0.22	+0.30	n/a	n/a	n/a
≥ 2 Borrowers	95.01%-97% LTV	-0.18	-0.20	-0.20	-0.20	-0.21	-0.22	-0.23
	90.01%-95% LTV	-0.14	-0.14	-0.14	-0.16	-0.16	-0.17	-0.19
	85.01%-90% LTV	-0.10	-0.10	-0.10	-0.10	-0.11	-0.11	-0.12
	85% LTV & Below	-0.03	-0.03	-0.03	-0.03	-0.04	-0.04	-0.04

### Agency coverage requirements

Standard
HomeReady®/Home Possible®

\*Permanent payment terms of the mortgage note determine loan program category.

Rates cannot be reduced below .55% regardless of premium adjustment.

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.



Learn more about and download our mobile app at mgic.com/mobileapp.

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### Lender-paid single premiums

Lender-Paid Single Premiums provide coverage for the life of the loan. The premium must be paid at closing by the lender or a person other than the borrower and must not be charged separately to the borrower.

**Refunds:** Lender-Paid Single 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. 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.

### 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.

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

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 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.

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

### mortgage guaranty insurance corporation

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71-61285 04/17/19 Lender-Paid Singles

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contact your MGIC representative, [mgic.com/contact](http://mgic.com/contact),  
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