

Effective date: Jan. 5, 2018

Purchase (See Adjustments below for other eligible loan types)

### Amortization term 30 years

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

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

### Agency coverage requirements/amortization term > 20 years

<b>Standard</b>
HomeReady®/Home Possible®

Adjustments	760+	720-759	680-719	620-679
Rate/Term Refinance	+ .05%	+ .10%	+ .15%	+ .30%
Employee Relocation Loans	-.02	-.04	-.07	-.10
≤ 25-Year Amortization Term	-.03	-.05	-.08	-.11
Manufactured Homes	+ .18	+ .20	+ .30	+ .50

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

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](http://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](http://mgic.com/MiQ), or download our mobile app, [mgic.com/mobileapp](http://mgic.com/mobileapp).



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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:**

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

(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. 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

**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.

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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or MGIC Customer Service, 1-800-424-6442.