

GET CONNECTED



Get MGIC Rates through Mortgage Coach[®]

Last Revised Date: 05/31/2023

1. Access Mortgage Insurance Rates

Click any loan product on your presentation.

Click the **GET MI PRICING** button on the **Monthly Costs** tab.

Note – The **GET MI PRICING** button will be disabled if FHA, VA, or USDA is selected in the **Upfront Premium** field or if the loan product is marked as a current mortgage.

The screenshot shows the Mortgage Coach interface for a user named Tony Childs. The interface is divided into a left sidebar and a main content area. The sidebar contains a list of navigation items: Client, Goals, Assumptions, Affordability, 30 Year Fixed, Closing Costs, Monthly Costs (highlighted with a pink box), 20 Year Fixed, Analysis, and Presentation. The main content area displays the '30 Year Fixed' loan product details. It includes fields for NOLA Dues (\$0.00), Hazard Insurance Amount (\$105.00 at 0.000%), Property Tax Percent (\$411.46 at 1.250%), Property Tax Deductible (Other, \$0.00), Mortgage Insurance Amount (\$118.83 at 0.000%), MI Cutoff (78.000%), Minimum MI Months (0), MI Tax Deductible (checkbox), Hazard Ins. Reserves Months, and Collect 12 Months Premium? (checkbox). A 'GET MI PRICING' button is highlighted with a pink box, and a 'MGIC' logo is visible next to it. The top of the interface shows 'MORTGAGE COACH by trustergie', 'Enterprise Edition', and 'High Contrast' toggle.

2. Select MGIC

Select **MGIC** as the **MI Provider** and complete all required fields.

- Ensure the **MI Duration Type** and **Special Program Options** fields are filled in, if applicable.
- The **MI Coverage Percent** is defaulted to Agency standards based on the loan criteria but may be edited as needed.

Click **NEXT**.

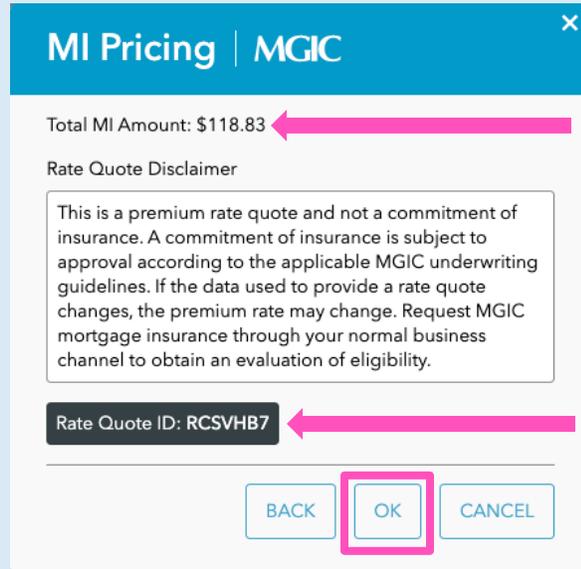
Note – Single Life of Loan (see Step 4) and **Periodic Monthly** (see Step 5) are currently supported for the **MI Duration Type**.

The screenshot shows the 'MI Pricing | MGIC' form. At the top, there is a header 'MI Pricing | MGIC'. Below it, a section titled 'Please select an MI Provider:' has two radio buttons. The first is selected and labeled 'MGIC', and the second is labeled 'Bank of America'. Below this, a note says 'Enter the required fields as indicated by the red asterisk (*)'. The form contains several fields: 'Street Address*' (7510 Ramona Ave), 'City*' (Rancho Cucamonga), 'Zip Code*' (91730), 'State*' (California), 'Credit Score*' (0), 'Construction Type' (Attached), 'Number Of Units' (One Unit), 'Occupancy' (Primary), 'Originator Type' (Lender), 'Housing Expense Ratio Before MI*' (0.000%), 'Debt To Income Before MI*' (0.000%), 'Number Of Borrowers' (1), 'MI Duration Type' (Periodic Monthly), 'Special Program Options' (None), and 'MI Coverage Percent' (12.000%). At the bottom right, there are 'NEXT' and 'CANCEL' buttons. A pink box highlights the 'MGIC' provider selection. Another pink box highlights the 'MI Duration Type' and 'Special Program Options' fields, with a pink letter 'a' next to it. A third pink box highlights the 'MI Coverage Percent' field, with a pink letter 'b' next to it.

3. View MI Rates

MGIC will return the **Total MI Amount** and the **Rate Quote ID**.

Click **OK**.

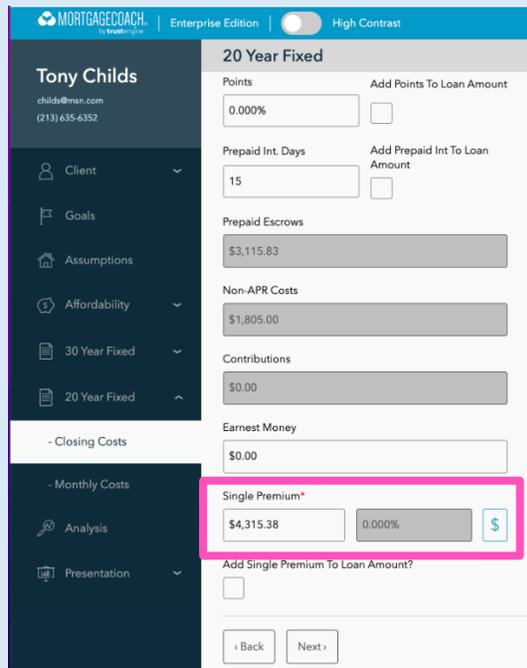


The image shows a modal window titled "MI Pricing | MGIC" with a close button (X) in the top right corner. The window displays the following information:

- Total MI Amount: \$118.83 (indicated by a pink arrow pointing to the value)
- Rate Quote Disclaimer: "This is a premium rate quote and not a commitment of insurance. A commitment of insurance is subject to approval according to the applicable MGIC underwriting guidelines. If the data used to provide a rate quote changes, the premium rate may change. Request MGIC mortgage insurance through your normal business channel to obtain an evaluation of eligibility."
- Rate Quote ID: RCSVHB7 (indicated by a pink arrow pointing to the ID)
- Buttons: BACK, OK (highlighted with a pink box), and CANCEL.

4. Single Life of Loan

The **Total MI Amount** will populate in the **Single Premium** field.



The image shows the MortgageCoach Enterprise Edition interface for a client named Tony Childs. The interface is for a "20 Year Fixed" loan. The "Single Premium" field is highlighted with a pink box and contains the value "\$4,315.38". Other fields include:

- Points: 0.000%
- Prepaid Int. Days: 15
- Prepaid Escrows: \$3,115.83
- Non-APR Costs: \$1,805.00
- Contributions: \$0.00
- Earnest Money: \$0.00
- Single Premium*: \$4,315.38 (highlighted with a pink box)
- Add Single Premium To Loan Amount?:

The **Upfront Premium** type will update to **Single** in the **Product** screen.

MORTGAGECOACH by Truist

Enterprise Edition | High Contrast

Tony Childs
 childs@msn.com
 (213) 635-6352

Client | Goals | Assumptions | Affordability | 30 Year Fixed | **20 Year Fixed**

- Closing Costs | - Monthly Costs | Analysis | Presentation

20 Year Fixed

Is This A Refi? Existing 1st?
 No Yes

Loan Funded

Upfront Premium
 Single

Purchase Price*
 \$395,000.00

Down Payment*
 5.000% %

Base Loan Amount*
 \$375,250.00

Interest Rate*
 6.750%

Term (Months)*
 240

The **Total Cost Analysis** will display the premium amount in the **Closing Cost Breakdown**.

Payment Breakdown | **Closing Costs** | Reinvestment

CLOSING COSTS

	30 YEAR FIXED	20 YEAR FIXED
DOWN PMT/EQUITY:	\$19,750.00	\$19,750.00
LOAN TO VALUE:	95.000%	95.000%
APR COSTS:	\$6,153.43	\$6,153.43
NON-APR COSTS:	\$1,805.00	\$1,805.00
POINTS:	\$0.00	\$0.00
UFMIP/FF/GF/SP:	\$0.00	\$4,315.38
PREPAIDS:	\$3,115.84	\$3,115.84
CONTRIBUTIONS:	\$0.00	\$0.00
EARNEST MONEY:	\$0.00	\$0.00
CASH TO CLOSE:	\$30,824.27	\$35,139.65
FEE DETAIL	FEE DETAIL	FEE DETAIL

UFMIP - FHA Upfront MIP; FF - VA Funding Fee; GF - USDA Guarantee Fee; SP - Single Premium

5. Periodic Monthly

The **Total MI Amount** will populate in the **Mortgage Insurance Amount** field in the **Monthly Costs** screen.

MORTGAGECOACH by truliofi | Enterprise Edition | High Contrast

Tony Childs
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(213) 635-6352

30 Year Fixed

NOA Dues: \$0.00

Hazard Insurance Amount: \$105.00 (0.000%)

Property Tax Percent: \$411.46 (1.250%)

Property Tax Deductible:

Other: \$0.00

Mortgage Insurance Amount: \$118.83 (0.000%)

GET MI PRICING | Get Latest Quote PDF From: MGIC (ID: RCSVHB7)

MI Cutoff: 78.000%

Minimum MI Months: 0 | MI Tax Deductible:

Hazard Ins. Reserves Months: | Collect 12 Months Premium?:

The **Total Cost Analysis** will display the premium amount in the **Payment Breakdown**.

Payment Breakdown | Closing Costs | Reinvestment

	30 YEAR FIXED	20 YEAR FIXED
PRICE/VALUE:	\$395,000	\$395,000
F&I (1ST):	\$2,433.86	\$2,853.27
PROPERTY TAX:	\$411.46	\$411.46
HAZARD INS:	\$105.00	\$105.00
MTG INSURANCE:	\$118.83	\$0.00
MONTHLY PAYMENT:	**\$3,069.15	**\$3,369.73
HQA:	\$0.00	\$0.00
NON-MTG DEBT:	\$0.00	\$0.00
OTHER:	\$0.00	\$0.00
REDUCTION PMT:	\$0.00	\$0.00
INVESTMENT PMT:	\$0.00	\$0.00
TOTAL PAYMENT:	**\$3,069.15	**\$3,369.73

** Estimated taxes and insurance are included in the payment.