

Effective Date: August 1, 2013

Housing Finance Agency Rates

Borrower Paid Mortgage Insurance (BPMI)

Purchase, Full Doc, Primary Residence, Non-Refundable, Fixed or ARM ≥ 5 year

30 Year			Monthly					(BPMI) Single				
			Class I		Class II	Class III	Class IV	Class I		Class II	Class III	Class IV
LTV	Coverage	Exposure	760+	720-759	680-719	660-679	620-659	760+	720-759	680-719	660-679	620-659
97% -95.01%	35%	63%	1.10%	1.15%	1.36%	–	–	3.26%	3.93%	–	–	–
	18	80	.62	.65	.85	–	–	2.18	2.62	3.51%	–	–
95% -90.01%	30	67	.59	.67	.94	1.20%	1.69%	2.18	2.48	3.48	4.44%	–
	25	71	.55	.62	.84	1.08	1.48	2.04	2.29	3.11	4.00	–
	16	80	.48	.54	.72	.79	1.11	1.78	2.00	2.66	2.92	4.11%
90% -85.01%	25	68	.44	.49	.62	.76	1.13	1.63	1.81	2.29	2.81	4.18
	12	79	.34	.39	.44	.52	.63	1.26	1.44	1.63	1.92	2.33
85% & Below	12	75	.28	.32	.38	.44	.49	.98	1.18	1.41	1.63	1.81
	6	80	.26	.30	.34	.38	.45	.87	1.11	1.26	1.41	1.67

Adjustments	Monthly					(BPMI) Single				
	Class I		Class II	Class III	Class IV	Class I		Class II	Class III	Class IV
	760+	720-759	680-719	660-679	620-659	760+	720-759	680-719	660-679	620-659
Declining Renewal	+0.02%	+0.03%	+0.04%	+0.05%	+0.07%	–	–	–	–	–
Level Annual Refundable	-.02	-.03	-.04	-.05	-.07	–	–	–	–	–
Loan Amount > \$417,000 to \$625,500	+0.20	+0.25	+0.40	+0.60	+0.70	+0.74%	+0.93%	+1.48%	+2.22%	+2.59%
Loan Amount > \$625,500	+0.35	+0.50	+0.65	+0.85	+0.95	+1.30	+1.85	+2.41	+3.15	+3.52
Manufactured Housing	+0.18	+0.20	+0.30	+0.50	+0.80	+0.67	+0.74	+1.11	+1.85	+2.96
Primary 2 Unit	+0.15	+0.25	+0.35	+0.45	+0.75	+0.56	+0.93	+1.30	+1.67	+2.78
Rate/Term Refinance	+0.05	+0.10	+0.15	+0.30	+0.40	+0.19	+0.37	+0.56	+1.11	+1.48
Refundable Monthly	+0.01	+0.01	+0.02	+0.03	+0.04	–	–	–	–	–
Relocation Loan	-.02	-.04	-.07	-.10	-.12	-.07	-.15	-.26	-.37	-.44

Note: Rates may not be available for all combinations of LTVs and classes. Refer to our **Underwriting Guidelines** for loan eligibility. Use Genworth's Rate ExpressSM, our exclusive rates and comparisons tool, for all your rate quote needs including Non-Fixed, Single Premium Refundable and additional coverage levels.

For additional information, contact your Genworth representative or visit mortgageinsurance.genworth.com.

 MyCommunity®, Home Possible®, and GSE Charter Coverages

HFA Rates (BPMI)

Genworth Mortgage Insurance Corporation
Genworth Residential Mortgage Insurance Corporation of North Carolina
Genworth Residential Mortgage Assurance Corporation

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Rate Notes

MI Products

Monthly Premium MI is a payment option which features a coverage term of one month; premiums are remitted monthly. The premium rate shown is the annualized first year and renewal premium rate. To determine the monthly premium, multiply the premium rate by the loan amount and divide by 12.

Zero Monthly Premium MI is the same as above but no initial premium required to activate coverage.

Level Annual Premium MI-Refundable is a payment option which features a coverage term of twelve months; premiums are remitted annually. There is one identical rate for both first year and renewal premiums.

Single Premium MI provides coverage until the loan amortizes to 78% of the original value, unless previously cancelled.

Loan Types

Fixed Payment Loans: Feature level payments for the first five years and offer no buydowns, rate concessions nor have the potential for negative amortization.

Non-Fixed Payment Loans: Feature payment changes or the potential for payment changes during the first five years of the mortgage.

Loans featuring negative amortization are not permitted.

Loan Terms

30 Year: Fully amortize over a period greater than twenty-five years and no greater than forty years.

≤ 25 Year: Fully amortize over a maximum of twenty-five years.

Rate Classes

Credit-tiered rates are divided into class levels based on the borrower(s) credit profile.

Loans without valid credit scores, or with no credit scores, that otherwise meet Genworth's credit requirements receive Class IV rates.

Loans with automated underwriting system results other than Fannie Mae's DU® Approve and Freddie Mac's LP Accept receive Class IV rates.

Renewal Premiums

For constant renewals:

- The renewal premium rate is applied to the original loan balance for years 1 through 10.
- For years 11 through term, the rate is reduced to 0.20% or remains the same if the rate is less than 0.20%.
- Premium adjustments do not apply to the 11th year rate through term.

For declining renewals:

- The renewal premium rate is applied annually to the outstanding loan balance for years 1 through term. The loan balance is adjusted annually on the anniversary of the loan close date.

Refund Options

Rates shown are nonrefundable. No premium will be refunded when coverage is cancelled, unless cancelled under the Homeowners Protection Act of 1998.

For Refund Schedules, go to our website: mortgageinsurance.genworth.com

Minimum Rate

Rate Floor for Monthly Premium MI is .15%, including premium adjustments.

Maximum Rate

- Maximum monthly rate currently offered is 3.00%, including premium adjustments.
- Maximum singles rate currently offered is 5.00%, including premium adjustments.

Find Rates Fast

Use our Rate ExpressSM, rates and comparisons tool, to compare products, loan types, terms and payments. Visit mortgageinsurance.genworth.com/rateexpress and check the HFA box in the "Special Features" section.

Additional Notes

Financed Premium: The MI premium may be financed into the loan amount for Single Premium, Level Annual (first year premium) and Split Premium (upfront). Refer to our **Underwriting Guidelines** to determine the LTV category for premium rates.

Relocation Loans: To qualify for relocation rates, the loan must meet Genworth guidelines for relocation mortgages as found in our underwriting guidelines.

Underwriting Guidelines:

Refer to our Underwriting Guidelines to determine loan eligibility.

Investor Coverage: As with all programs, check directly with your investor for specific coverage requirements.

For additional rates, coverages, or a refund schedule: Visit our website at mortgageinsurance.genworth.com and access Rate Express, our rates and comparisons tool, or select Rates & Guidelines. Or call the ActionCenter[®] at 800 444.5664 or your local underwriting office.

Rates may not be available or approved in all states. Rates are based on property location.