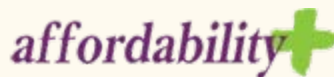



affordability+

MGIC Mortgage Insurance for Minnesota Housing Loans

 Provides reduced premiums  Job Loss Protection

 Accidental Death and Dismemberment (AD&D) and Accidental Disability (AD)

 Lower rates for Counseled Borrowers

affordability+

affordability+ for Minnesota Housing Loans

Minnesota Housing Finance Agency (MHFA) Rates

affordability+ MGIC Program #1945

affordability+ – Provides reduced premiums + Job Loss Protection (JLP) coverage + Accidental Death and Dismemberment (AD&D) and Accidental Disability (AD) coverage + Lower rates for Counseled Borrowers

affordability+ Monthly/ZOMP!			Maximum 40-Year Amortization	
			Annualized Monthly/ZOMP! Plans	
			Standard	Counseling-Reduced
			No Refund	No Refund
			1st Year & Renewals	1st Year & Renewals
Base LTV (%)	MGIC Coverage (%)	Reduces Exposure To (%)	Fixed	Fixed
95.01	40	60	.78%	.68%
	35	65	.70	.60
	30	70	.59	.49

affordability+ Singles			Maximum 40-Year Amortization	
			BPMI Singles	Assistance Singles
			5-Year Pro Rata Refund	LPMI No Refund
			Fixed	Fixed
Base LTV (%)	MGIC Coverage (%)	Reduces Exposure To (%)	Fixed	Fixed
95.01	40	60	3.17%	2.87%
	35	65	2.85	2.56
	30	70	2.56	2.22

affordability+ Annualized Monthly Rates

Minnesota Housing
Coverage Requirements:

- 97% - 28%
- 95% - 27%
- 90% - 17%
- 85% - 12%

affordability+ Monthly/ZOMP!			Maximum 40-Year Amortization	
			Annualized Monthly/ZOMP! Plans	
			Standard	Counseling-Reduced
			No Refund	No Refund
			1st Year & Renewals	1st Year & Renewals
Base LTV (%)	MGIC Coverage (%)	Reduces Exposure To (%)	Fixed	Fixed
95.01 & Greater	40	60	.78%	.68%
	35	65	.70	.60
	30	70	.59	.49
	28	72	.55	.45
	20	80	.50	.40
	18	80	.48	.38
95 -90.01	35	62	.62	.52
	30	67	.56	.46
	27	69	.50	.40
	22	74	.47	.37
	16	80	.40	.30
90 -85.01	35	59	.48	.38
	30	63	.44	.34
	25	68	.41	.31
	20	72	.38	.28
	17	75	.34	.24
	12	80	.33	.23
	35	55	.45	.35

affordability+ Through MI On the Web

#1945

MI Information Top of Page

Mortgage Insurance Program

Premium Paid By

Premium Plan

Coverage Percent
 %
(See [MGIC's Rate Finder](#))

Refund option

Renewal

Financed Premium Amount

Financed Buydown Amount

☐ 3/2 option

MGIC Program ID 1 (01 appl)

Enter appropriate MGIC Code here

☐ Employee Relocation

FrontStep Counseling Agency

What's This?

affordability

Counseled-Borrower Rates

- - 0.10% off *affordability* + rates
- Non-profit must be member of MGIC's FrontStep™ Network
- Identify FrontStep agency at time of MI submission
- Completion-of-counseling certificate must be provided before MGIC issues C/C
- Agencies can apply to become FrontStep members at –
mgic.com/emergingmks/hecnetwork.html

affordability+

Counseled-Borrower Rates

17	71	.33	.23
12	75	.23	.13

Lower Rates for Counseled Borrowers!



Monthly affordability+ premiums are further reduced **.10%** when the following conditions are met:

1. Borrower completes face-to-face prepurchase Homebuyer Education and Counseling (HEC) in accordance with National Industry Standards (www.homeownershipstandards.com) provided by an MGIC-approved FrontStep Agency (approximately 8 hours)
2. Loan is submitted with MGIC Program #1945
3. FrontStep Agency is specified at time of MI ordering

affordability+

affordability+ Single Premiums

➤ BPMI Singles

- Financed or paid-in-full
- 5-yr refund schedule

➤ Assistance Single

- LPMI
- Paid by gift, deferred or forgivable grant

affordability+ Singles			Maximum 40-Year Amortization			
			BPMI Singles		Assistance Singles	
			5-Year Pro Rata Refund		LPMI No Refund	
Base LTV (%)	MGIC Coverage (%)	Reduces Exposure To (%)	Fixed	Nonfixed	Fixed	Nonfixed
95.01 & Greater	40	60	3.17%	3.97%	2.87%	3.64%
	35	65	2.85	3.71	2.56	3.28
	30	70	2.56	3.33	2.22	2.91
	28	72	2.48	3.13	2.09	2.76
	25	75	2.32	2.98	1.91	2.54
	20	80	2.03	2.59	1.61	2.17
	18	80	1.95	2.44	1.43	2.02
95 .90.01	37	60	2.55	3.03	2.30	2.78
	35	62	2.46	2.91	2.21	2.65
	30	67	2.22	2.61	1.99	2.32
	27	69	2.08	2.47	1.85	2.12
	25	71	1.98	2.38	1.76	1.99
	22	74	1.86	2.19	1.62	1.86
	16	80	1.59	1.93	1.24	1.45
90 .85.01	35	59	1.86	2.38	1.68	2.10
	30	63	1.70	2.12	1.53	1.89
	25	68	1.59	1.87	1.40	1.67
	20	72	1.47	1.71	1.19	1.41
	17	75	1.39	1.61	1.07	1.25
	12	80	1.32	1.43	.95	1.05

affordability+

Assistance Singles

17	71	1.26	1.39	1.03	1.13
12	75	1.14	1.29	.88	.95
6	80	1.02	1.10	.64	.75

Assistance Singles

- Paid by gift, grant, seller, builder, lender or housing finance agency
- May not be paid by borrower or financed into the first mortgage
- Select "Lender-Paid" when ordering
- If disclosure to borrower is required, disclose as "Lender-Paid"

affordability+ Program Parameters

- Max LTV / CLTV – 97% / 103%
- Minimum 660 FICO if LTV 95.01 – 97%; otherwise minimum 620 FICO
- Max 95% LTV with non-traditional credit

affordability+ Program Parameters

Exclusively for loans purchased by state and local HFAs that issue tax-exempt mortgage revenue bonds (MRBs) to provide affordable residential mortgages.

Submit using MGIC Program ID found on HFA affordability+ Premium Rate Card						
LTV/Loan Amount	Loan Purpose	Units	Max LTV	Max CLTV	Loan Amount	Credit Score
	Purchase	1	97%	103%	\$500,000	660
		1-2	95%	103%	\$500,000	620

affordability+

In Restricted Markets

- 95.01 – 97% LTV requires MGIC manual U/W
- 2nds must be deferred 60 months or forgivable; otherwise max 97% CLTV
- 3% own funds required
- Attached properties – Maximum 90% LTV

LTV/Loan Amount	Loan Purpose	Units	Max LTV	Max CLTV	Loan Amount	Credit Score
	Purchase	1	97%	103%*	\$500,000	660**
		1-2	95%	103%*	\$500,000	620

*Second lien must be deferred a minimum of 60 months or forgivable; otherwise maximum CLTV is 97%.

**Loans must be manually underwritten by MGIC (no delegated underwriting) to MGIC's Standard A Credit guidelines. See *Underwriting Guide* section 4.05 for details.

Additional Guidelines	Attached properties (including condominiums, cooperatives and PUDs) – Max 90% LTV
	Minimum Borrower Contribution – 3% of borrowers' own funds

affordability+

In Restricted Markets

- When to apply MGIC's Restricted Markets guidelines:
 - Property in an MGIC Restricted Market (Minneapolis-St. Paul-Bloomington CBSA); or
 - Property designated by the appraiser as in a market having declining values; or
 - Property on a loan receiving a "Declining Markets" designation by DU or LP
- MGIC will use "Declining Markets" determination of DU or LP

The logo features the word "affordability" in a purple, lowercase, serif font, followed by a green plus sign.

Program Parameters Overview

- Full documentation
- Purchase-only (Owner-occupied, primary residence)
- 30- and 40-year FRMs
- Properties – Detached, attached, coops
- 3% of own funds required if FICO < 660
- No reserves required
- Max seller contributions – 3% over 90% LTV, otherwise 6%
- 45% debt-to-income ratio

The logo features the word "affordability" in a purple, lowercase, serif font, followed by a green plus sign.

MGIC-Insurable Loans that Don't Qualify for *affordability*+

- Manufactured Housing – Max 90% LTV, minimum 660 FICO
- 95.01 – 97% LTV loans to borrowers with indicator FICO of 620-659
- Use MGIC National HFA guidelines and rates:
 - http://www.mgic.com/pdfs/08-33499_HFAparams.pdf
 - http://www.mgic.com/pdfs/71-61169_NatHFA.pdf

The logo features the word "affordability" in a purple, lowercase, sans-serif font, followed by a green plus sign. The background consists of abstract green and purple brushstrokes.

Treatment of DU and LP

- MGIC does not automatically approve loans based on decisions from an Agency AUS
- In general, a loan that receives a DU Approve/Eligible or LP Accept/Eligible decision and meets the program parameters will qualify under *affordability+*
- DU Expanded Approval and LP Caution A- Eligible decisions will only be considered under MGIC's Expanded Criteria (A-) premiums

The logo features the word "affordability" in a purple, lowercase, sans-serif font, followed by a green plus sign. The background consists of abstract green and purple brushstrokes.

Job-Loss Protection (JLP) Coverage

- Included on all loans
- Coverage Term: 3 years
- Monthly Benefit: Lesser of PITI or \$1,500
- Maximum Number of Payments: 6
- Number of Covered Borrowers: Up to 2
(prorated benefit based on % of qualifying income)
- Vesting Period: 60 days from closing date
- Waiting Period: 30 days from date of involuntary unemployment

JLP Administration & Servicing

- MGIC notifies JLP insurer of coverage and the benefits' administrator sends JLP information to borrower after closing
- PITI benefit payments are administered by the JLP insurer, not MGIC
- JLP insurer makes PITI benefit payments directly to loan servicer on behalf of the borrower
- Coverage is provided during the JLP coverage term as long as MGIC MI on the loan is still in force

Your One-Stop Resource for *affordability* + Information


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Homeownership Today

Minnesota Housing

Affordability + (Program #1945)

-  MHFA Affordability+ Rate Card
-  MHFA Affordability+ Program Criteria

MGIC's FrontStep Network 

Standard (Program #2881)

-  Standard HFA Rate Card
-  Standard HFA Program Criteria

Job Loss Protection

-  HFA JLP ADD Lender Summary
-  HFA JLP ADD Borrower Summary

Other Information

-  HFA 03/27/08 Letter

www.mgic.com

**All the tools
you're looking for,
in one place!**

Check out these
MGIC.com features:

- Rate Finder
- Comparison Calculator
- Restricted Market Lookup
- Ordering MI Online

