

Monthly Premiums

30-Year

Includes PostPay[®] Option

First-Year & Renewal/Level*

LTV	Coverage	Credit Score ≥720		Credit Score 680–719		Credit Score 660–679	
		Fixed	ARMs	Fixed	ARMs	Fixed	ARMs
97% – 95.01%	40%	.96%	1.42%	N/A	N/A	N/A	N/A
	35	.88	1.28	N/A	N/A	N/A	N/A
	30	.80	1.14	N/A	N/A	N/A	N/A
	25	.71	1.00	N/A	N/A	N/A	N/A
	20	.62	.82	N/A	N/A	N/A	N/A
	18	.59	.74	N/A	N/A	N/A	N/A
95% – 90.01%	35	.76	1.01	1.06%	1.41%	1.37%	1.70%
	30	.67	.87	.94	1.22	1.20	1.49
	25	.62	.80	.84	1.08	1.08	1.34
	22	.60	.75	.80	1.00	.99	1.23
	16	.54	.64	.72	.85	.79	.98
90% – 85.01%	35	.69	.98	.75	1.07	1.05	1.30
	30	.59	.81	.69	.95	.88	1.09
	25	.49	.65	.62	.82	.76	.94
	17	.43	.59	.49	.67	.61	.76
	12	.39	.51	.44	.57	.52	.64
85% and Below	30	.51	.76	.57	.85	.75	.93
	25	.44	.68	.48	.74	.69	.86
	20	.39	.55	.45	.63	.65	.81
	17	.37	.48	.43	.56	.58	.72
	12	.32	.38	.38	.45	.44	.55
	6	.30	.37	.34	.42	.38	.47

Please see the following page for Rate Adjustments.

Shaded rows are for ease of use only and do not indicate investor coverages.

*For years 11–term, the Level renewal rate remains the same or reduces to .20%, whichever is less.

15-Year Mortgage: Loan with a term or amortization period, whichever is greater, of 25 years or less.

30-Year Mortgage: Loan with a term or amortization period, whichever is greater, of more than 25 to 40 years.

Fixed-Payment Mortgages include any mortgage for which the principal and interest payment rate do not exceed the initial payment rate by more than one percentage point during the first five years of the loan term, and there is no negative amortization.

ARMs include any 3/1 ARMs, 3/3 ARMs, 1/1 ARMs with 2% cap, ARMs with unlimited annual caps, GPMs, and temporary buydowns.

PostPay Monthly Premiums allow the lender to postpone the initial MI payment until after the borrower's first P&I payment is received. Rates are the same as United Guaranty's regular monthly premiums for all loan types. Indicate PostPay on the MI application. Please note: The timing of your investor's MI premium remittance may affect the amount of MI premium you are required to collect at loan closing. To avoid escrow balance shortfalls, please check with your investor for details regarding this option.

For all MI options and mortgage products, United Guaranty urges you to check with your investor regarding product availability or special requirements.

Refunds, if any, are calculated pro rata.

United Guaranty's minimum rate is .15%.

Please refer to United Guaranty's Underwriting Requirements at www.ugcorp.com/basicrates for more information.

Type	≥720	680-719	660-679
Rate/Term Refinance	0.10%	0.15%	0.30%
Cash Out	0.20	0.25	N/A
Second Home	0.14	0.20	N/A
2-Unit	0.25	N/A	N/A
Jumbo (>417,000)	0.25	0.40	N/A
Super Jumbo ¹ (>650,000)	0.25	0.25	N/A
Annual Premium	-0.03	-0.04	-0.05
Declining Renewals	0.03	0.04	0.05
Corporate Relocation	-0.04	-0.07	-0.10
15-Year Mortgage	-0.05	-0.08	-0.11
Extended Level	-0.01	-0.01	-0.01

Shaded rows are for ease of use only and do not indicate investor coverages.

¹ Apply in addition to the Jumbo adjustment.

Please refer to United Guaranty's Underwriting Requirements at www.ugcorp.com/basicrates for more information.

QUICK REFERENCE

Underwriting Requirements for Non-Performance Premium Rate Plans

Effective May 14, 2012

For Broker Third-Party Originations (TPO), please see the Broker TPO Non-Performance Premium Quick Reference.

Occupancy	Geographic Quality Index (GQX®)	Transaction Type	Property Type	Maximum LTV/CLTV	Maximum Loan Amount	Minimum Credit Score	DTI Ratio	
							Credit Score	Maximum DTI
Primary Residence	GQX A	Purchase and Rate/Term Refinance	1-Unit, Detached and Attached	97%	\$417,000	720	<740 ≥740	41% 45%
				95%	\$417,000	660		
				90%	\$625,500	700		
			Condos, Co-ops	97%	\$417,000	740	<760 ≥760	41% 45%
				95%	\$417,000	680	<740 ≥740	41% 45%
				90%	\$625,500	700		
		2-Unit Properties	90%	\$533,850	740	All	45%	
		Cash-out Refinance	1-Unit, Detached, Attached, Condos, Co-ops	90%	\$417,000	720	<720 ≥720	41% 45%
				85%	\$417,000	680		
	GQX B	Purchase and Rate/Term Refinance	1-Unit, Detached and Attached	97%	\$417,000	740	All	41%
				95%	\$417,000	700	<740 ≥740	41% 45%
				90%	\$625,500	740	All	45%
				85%	\$625,500	700	<740 ≥740	41% 45%
			Condos, Co-ops	95%	\$417,000	740	All	45%
				90%	\$625,500	740	All	41%
		2-Unit Properties	90%	\$533,850	760	All	45%	
		Cash-out Refinance	1-Unit, Detached, Attached, Condos, Co-ops	90%	\$417,000			740
		GQX C	Purchase and Rate/Term Refinance	1-Unit, Detached and Attached	97%	\$417,000	760	All
	95%				\$417,000	760	All	45%
	90%				\$625,500	760		
	85%				\$625,500	720	<740 ≥740	41% 45%
	Condos, Co-ops			95%	\$417,000	760	All	41%
	(Purchase Only) Condos, Co-ops			90%	\$417,001 to \$625,500	740	All	41%
	2-Unit Properties			90%	\$533,850	760	All	45%
	GQX D	Purchase and Rate/Term Refinance	1-Unit, Detached and Attached	95%	\$417,000	760	All	41%
			Condos, Co-ops	Ineligible				
			2-Unit Properties					

Continues on page 2.

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Occupancy	Geographic Quality Index (GQX®)	Transaction Type	Property Type	Maximum LTV/CLTV	Maximum Loan Amount	Minimum Credit Score	DTI Ratio	
							Credit Score	Maximum DTI
Second Home	GQX A	Purchase and Rate/Term Refinance	1-Unit, Detached and Attached	90%	\$417,000	740	All	45%
				85%	\$417,000	680	<740 ≥740	41% 45%
			Condos, Co-ops	90%	\$417,000	740	All	41%
				85%	\$417,000	720		
	2-Unit Properties			Ineligible				
	GQX B	Purchase and Rate/Term Refinance	1-Unit, Detached and Attached	90%	\$417,000	760	All	41%
				85%	\$417,000	740		
			Condos, Co-ops	85%	\$417,000	740		
			2-Unit Properties			Ineligible		
	GQX C & D		Ineligible					

The following apply in addition to the underwriting requirements provided in the table on pages 1 and 2. For complete information, see United Guaranty's Non-Performance Premium Underwriting Requirements Guide.

ARMs with Fixed-Rate Period Less Than Five Years, Temporary Interest-Rate Buydowns

- SFD/SFA – Minimum 680 credit score (or minimum credit score for the transaction type, whichever is higher).
- Condos/Co-ops – Minimum 700 credit score (or minimum credit score for the transaction type, whichever is higher).
- **Ineligible:** LTV/CLTVs >95%; 2-unit properties; second homes; cash-out refinance transactions; loan amounts >\$417,000; GQX B, C, and D markets.

Loan Amounts \$417,001–\$625,500

- Full appraisal with interior and exterior inspections is required.
- A minimum of one month's bank statement or the documentation required by DU/LP is required.
- For salaried borrowers a minimum of one paystub for the most recent period with year-to-date earnings, and one year's W-2; or the documentation required by DU/LP is required.
- When tax returns are required, two years' complete signed federal income tax returns are required.
- **Ineligible:** ARMs with an initial fixed-rate period less than five years, temporary interest-rate buydowns, balloon mortgages.

Condos and Attached Properties

- Site condos are treated as a 1-unit, detached dwelling.
- **Ineligible:** GQX D markets, all types of attached housing in Florida in GQX B, C, and D markets (examples: condos, co-ops, PUDs).

2-Unit Properties

- 6 months' reserves are required (subject property only).
- **Ineligible:** ARMs with an initial fixed-rate period less than five years, temporary interest-rate buydowns, balloon mortgages, GQX D markets.

3-4 Unit Properties

- Ineligible.

Second Homes

- 6 months' reserves are required (subject property only).
- Rental income from the subject property may not be used for qualifying.
- **Ineligible:** ARMs with an initial fixed-rate period less than five years, temporary interest-rate buydowns, balloon mortgages, 2-unit properties, GQX C and D markets.

Investment Properties

- Ineligible.

Construction-to-Permanent Loans

- Maximum 95% LTV/CLTV.
- 1-unit, primary residences only.
- **Ineligible:** GQX B, C, and D markets.

Renovation Mortgages

- Maximum 95% LTV/CLTV.
- 1-unit, primary residences only.
- Eligible in all markets.

Minimum Borrower Contribution

- 1-unit, primary residences:
 - 95.01–97% LTV: 3%.
 - ≤95% LTV: 5%.
- 2-unit, primary residences: 5%.
- Second homes: 5%.

Seller/Interested Party Contribution

- Primary residences:
 - 3% for >90% LTV.
 - 6% for ≤90% LTV.
- Second homes: 6%.

Subordinate Financing

- New subordinate financing is ineligible.
- Existing subordinate financing may be re-subordinated. Combined LTV (CLTV) cannot exceed the maximum LTV for the transaction.



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