

# Understanding Disclosure and Cancellation Procedures

Mortgage insurance can make a big difference in how quickly your mortgage loan is approved and it can help you buy your home with a lower down payment than you expected. Even better, the Homeowners Protection Act of 1998 established rights for homeowners and identified rules for cancelling borrower-paid MI.

## Disclosure and the Law

Disclosure simply informs you of the status of your MI. There are two types of disclosure:

- **Initial Disclosure:** At closing, your lender must give you a written notification, explaining that you have MI on your mortgage, and that it can be cancelled in the future, once certain conditions have been satisfied.
- **Annual Disclosure:** The law requires your lender to send you an annual reminder that you have MI and can request cancellation once you've met cancellation requirements.

\*No 30 day lates in the preceding 12 months and no 60 day lates in the preceding 24 months. Cancellation is not available on certain loan types or loans with lender-paid mortgage insurance. Other conditions may apply.

Genworth Mortgage Insurance provides this summary as a courtesy to our customers. It is not definitive of all aspects of HPA or Fannie Mae's and Freddie Mac's mortgage insurance cancellation guidelines, nor is it legal advice or a legal opinion, and it may not be relied upon as such. Certain other requirements apply for automatic termination and for borrower initiated cancellations. For more detail, consult the applicable Seller/Servicer Guide or legal counsel.

## Cancellation and the Law

There are two types of cancellation.

- **Borrower-initiated cancellation:** When your mortgage balance reaches 80 percent of your home's original value (the lesser of the sales price or the appraised price at origination), your lender must cancel MI at your request. Your mortgage must have a good payment history\*, your mortgage payments must be current, you must have no other loans on the house and your lender must be satisfied that your property value has not declined.
- **Automatic termination:** When your mortgage balance is first scheduled to reach 78% of your home's original value (based on the initial amortization schedule for a fixed-rate loan or on the schedule then in effect for adjustable rate mortgages) and your loan payments are current,\* your MI will be cancelled automatically by your lender.

## For more information

To learn more, contact the Genworth ActionCenter® at 800 444.5664 or talk with your Genworth Sales Representative.

