

Housing Finance Agency Rates

Borrower Paid Monthly Mortgage Insurance (BPMI)

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

Fixed			Amortization Term > 20 Years							
LTV	Coverage	Exposure	760+	740-759	720-739	700-719	680-699	660-679	640-659	620-639
97% -95.01%	35%	63%	.58%	.70%	.87%	.99%	1.21%	1.54%	1.65%	1.86%
	25	73	.46	.58	.70	.79	.98	1.23	1.31	1.50
	18	80	.39	.51	.61	.68	.85	1.05	1.17	1.27
95% -90.01%	30	67	.38	.53	.66	.78	.96	1.28	1.33	1.42
	25	71	.34	.48	.59	.68	.87	1.11	1.19	1.25
	16	80	.30	.40	.48	.58	.72	.95	1.04	1.13
90% -85.01%	25	68	.28	.38	.46	.55	.65	.90	.91	.94
	12	79	.22	.27	.32	.39	.46	.62	.65	.73
85% & Below	12	75	.19	.20	.23	.25	.28	.38	.40	.44
	6	80	.17	.19	.22	.24	.27	.37	.39	.42

Fixed			Amortization Term ≤ 20 Years							
LTV	Coverage	Exposure	760+	740-759	720-739	700-719	680-699	660-679	640-659	620-639
97% -95.01%	35%	63%	.40%	.53%	.68%	.80%	1.01%	1.34%	1.51%	1.72%
	25	73	.35	.45	.52	.63	.78	1.01	1.16	1.32
	18	80	.28	.35	.42	.52	.63	.79	.91	1.05
95% -90.01%	30	67	.32	.43	.52	.62	.77	.95	1.08	1.27
	25	71	.30	.39	.46	.56	.67	.83	.97	1.14
	16	80	.23	.29	.34	.41	.50	.62	.73	.84
90% -85.01%	25	68	.25	.31	.37	.44	.51	.66	.74	.89
	12	79	.19	.21	.25	.28	.33	.42	.48	.56
85% & Below	12	75	.17	.19	.23	.23	.26	.32	.34	.41
	6	80	.14	.16	.20	.21	.21	.23	.25	.28

Adjustments	760+	740-759	720-739	700-719	680-699	660-679	640-659	620-639
≥ 2 Borrower/97% LTV	-.13%	-.13%	-.13%	-.13%	-.14%	-.15%	-.16%	-.18%
≥ 2 Borrower/95% LTV	-.09	-.09	-.09	-.10	-.11	-.12	-.14	-.16
≥ 2 Borrower/90% LTV	-.07	-.07	-.07	-.07	-.08	-.09	-.09	-.10
≥ 2 Borrower/85% LTV	-.03	-.03	-.03	-.03	-.03	-.03	-.03	-.04
3-4 Unit Property	+.34	+.38	+.38	+.47	+.50	+.57	+.65	+.75
Manufactured Housing	+.18	+.20	+.20	+.25	+.30	+.50	+.55	+.60
Relocation Loan	-.02	-.04	-.04	-.07	-.07	-.10	-.12	-.12
Declining Renewal (BPMI only)	+.02	+.03	+.03	+.04	+.04	+.05	+.07	+.07
Level Annual Refundable	-.02	-.03	-.03	-.04	-.04	-.05	-.07	-.07
Refundable Monthly	+.01	+.01	+.01	+.02	+.02	+.03	+.03	+.03
DTI > 45%/97% LTV	+.10	+.14	+.17	+.21	+.26	+.35	+.37	+.38
DTI > 45%/95% LTV	+.09	+.11	+.14	+.18	+.23	+.27	+.29	+.31
DTI > 45%/90% LTV	+.07	+.10	+.12	+.15	+.19	+.21	+.23	+.24
DTI > 45%/85% LTV	+.03	+.04	+.05	+.05	+.07	+.09	+.09	+.09

To determine the Non-Fixed rate, multiply the applicable Fixed Rate base rate - prior to the application of any adjustments - by 1.25 and round to the nearest basis point (1/100th or .01), and then apply adjustments as applicable.

Note: Rates may not be available for all combinations of LTVs and credit scores. Refer to our **Underwriting Guidelines** for loan eligibility. Use Genworth's Rate Express[®], our exclusive rates and comparisons tool, for all your rate quote needs including Non-Fixed, and additional coverage levels.

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



HFA Rates (BPMI)

Genworth Mortgage Insurance Corporation

Effective Date:
June 4, 2018

Rate Notes

Premium Plans

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.

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.

Loans featuring negative amortization are not permitted.

Loan Terms

> 20 Year: Fully amortize over a period greater than twenty years and no greater than forty years.

≤ 20 Year: Fully amortize over a maximum of twenty years.

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: mi.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.

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.

Find Rates Fast

Use our *Rate Express*®, rates and comparisons tool, to compare products, loan types, terms and payments. Visit new.mi.genworth.com or download the app and check the **HFA** box in the "Special Features" section.



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.

Nontraditional Credit: Apply the rates from the lowest credit score range found on the rate card.

For additional rates, coverages, or a refund schedule: Visit our website at new.mi.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.

Standard GSE Coverage Requirements

LTV	HFA Preferred™, & HFA Advantage SM	HomeReady™ & HP® > 20 yrs	HomeReady & HP® ≤ 20 yrs
97% - 95.01%	18%	25%	25%
95% - 90.01%	16	25	25
90% - 85.01%	12	25	12
85% - 80.01%	6	12	6

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