

FinanceAbles Limited-Refund			Affordable Housing					
			Fixed-Payment (and 5/1, 7/1, 10/1 ARMs)		1% ARMs (such as Buydowns and 3/1 ARMs)		2% ARMs (such as 1-Year ARMs and Annual Cap > 1%)	
			30-Year	25-Year & Under	30-Year	25-Year & Under	30-Year	25-Year & Under
LTV	Coverage	Exposure	Limited-Refund					
97% – 95.01% Level I	40%	58%	5.10%	4.55%	N/A	5.55%	N/A	5.70%
	35	63	4.45	3.90	5.50	4.90	5.65	5.10
	30	68	3.90	3.35	4.90	4.35	5.10	4.55
	25	73	3.25	2.75	4.30	3.75	4.50	3.90
	20	78	2.70	2.15	3.70	3.15	3.90	3.35
18	80	2.49	2.00	3.39	2.90	3.57	3.08	

FinanceAbles Limited-Refund			Fixed-Payment (and 5/1, 7/1, 10/1 ARMs)		1% ARMs (such as Buydowns and 3/1 ARMs)		2% ARMs (such as 1-Year ARMs and Annual Cap > 1%)	
			30-Year	25-Year & Under	30-Year	25-Year & Under	30-Year	25-Year & Under
			LTV	Coverage	Exposure	Limited-Refund		
95% – 90.01% Level II	35%	62%	3.50%	2.95%	3.95%	3.40%	4.30%	3.75%
	30	67	3.00	2.45	3.35	2.80	3.55	3.00
	25	71	2.60	2.05	2.80	2.25	3.00	2.45
	16	80	2.05	1.50	2.25	1.70	2.35	1.80
90% – 85.01% Level II	35	59	2.75	2.20	3.10	2.55	3.40	2.85
	30	63	2.40	1.85	2.65	2.10	2.85	2.30
	25	68	2.10	1.55	2.25	1.70	2.40	1.85
	20	72	1.75	1.20	1.80	1.25	1.95	1.40
	17	75	1.60	1.05	1.65	1.10	1.80	1.25
12	79	1.35	.80	1.45	.90	1.50	.95	
85% and Below Level II	25	64	1.65	1.10	1.90	1.35	2.05	1.50
	20	68	1.50	.95	1.70	1.15	1.85	1.30
	17	71	1.45	.90	1.50	.95	1.65	1.10
	12	75	1.25	.70	1.30	.75	1.45	.90
6	80	1.00	.45	1.10	.55	1.25	.70	

United Guaranty's minimum rate is .15%.

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

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

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

Credit Profile

Level I: These borrowers have a well-established credit, with multiple accounts and no history of delinquencies in the last 24 months. There should be only minor, if any, delinquencies on one or two accounts from 2 or more years ago. These borrowers' credit scores are 700 and above.

Level II: These borrowers have a well-established credit history with a variety of accounts, and may have had minor delinquencies on one or two accounts within the last 24 months, but no major delinquencies. These borrowers' credit scores are greater than or equal to 680.

FinanceAbles Limited-Refund is a 5-year refund product providing coverage until the loan amortizes to 78% of the original value. Refunds for non-HPA cancellations are determined by the applicable cancellation schedule.

The FinanceAbles single premium may be paid at closing or financed as part of the loan amount.

Financing the mortgage insurance premium as part of the mortgage may result in an LTV that exceeds limits set by investors and/or state insurance regulators for program eligibility. Please check investor and state regulatory guidelines.

Negative amortization is not allowed in New York.

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

ARMs – Please contact your United Guaranty underwriter or representative to determine the appropriate ARM category.

FinanceAbles[®] is a registered mark.

	Rate Adjustments			
	> 95%	95%	90%	≤ 85%
Rate/Term Refinance	Not eligible	+ .40%	+ .40%	+ .40%
Relocation	-.40%	-.40%	-.40%	-.25%
Loan Amount > \$417,000	Not eligible	Not eligible	+ 1.25%	+ 1.25%

Please refer to United Guaranty's Underwriting Guidelines & Eligibility Criteria on www.ugcorp.com for more information.