

LenderSelect-Basic Lender-Paid Monthly Premiums <i>Includes PostPay® Option</i>			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 and Annual Cap >1%)	
LTV	Coverage	Exposure	30-Year	25-Year & Under	30-Year	25-Year & Under	30-Year	25-Year & Under
			First-Year & Renewal/Level* & Declining					
97% – 95.01% Level I	35%	63%	.91%	.80%	1.12%	1.01%	1.16%	1.05%
	30	68	.79	.68	1.00	.89	1.04	.93
	25	73	.66	.55	.87	.76	.91	.80
	20	78	.54	.43	.75	.64	.79	.68
	18	80	.50	.41	.71	.60	.75	.64

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			30-Year	25-Year & Under	30-Year	25-Year & Under	30-Year	25-Year & Under
LTV	Coverage	Exposure	First-Year & Renewal/Level* & Declining					
			95% – 90.01% Level II	30%	67%	.68%	.59%	.78%
25	71	.58		.49	.64	.55	.68	.59
16	80	.45		.30	.50	.32	.52	.36
90% – 85.01% Level II	25	68	.44	.35	.53	.44	.57	.48
	17	75	.34	.25	.39	.30	.43	.34
	12	79	.30	.21	.31	.22	.35	.26
85% and Below Level II	25	64	.37	.28	.43	.34	.47	.38
	17	71	.31	.22	.32	.23	.36	.27
	12	75	.26	.17	.27	.18	.31	.22
	6	80	.23	.16	.25	.17	.28	.19

United Guaranty's minimum rate is .15%.

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

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.

All lender-paid premiums are non-refundable.

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.

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.

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.

LenderSelect-Basic® and PostPay® are registered marks.

	Rate Adjustments			
	> 95%	95%	90%	≤ 85%
Annual	-.04%	-.04%	-.04%	-.04%
Rate/Term Refinance	Not eligible	-.05%	-.05%	-.05%
Relocation	-.12%	-.12%	-.10%	-.07%
Loan Amount > \$417,000	Not eligible	Not eligible	+.25%	+.25%

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