

Borrower-Paid Singles No Refund Term to 78%			Affordable Housing							
			700-719		720-739		740-759		≥ 760	
			Fixed	1%-2% ARMs	Fixed	1%-2% ARMs	Fixed	1%-2% ARMs	Fixed	1%-2% ARMs
LTV	Coverage	Exposure	30-Year							
97% – 95.01%	35%	63%	2.95%	4.30%	2.90%	3.90%	2.80%	3.60%	2.60%	3.30%
	30	68	2.80	3.90	2.60	3.50	2.50	3.25	2.30	3.00
	25	73	2.40	3.25	2.30	2.95	2.15	2.70	2.00	2.55
	20	78	2.25	2.95	2.00	2.70	1.80	2.50	1.70	2.35
	18	80	2.15	2.75	1.85	2.50	1.75	2.30	1.65	2.20

Borrower-Paid Singles No Refund Term to 78%			680-699		700-719		720-739		740-759		≥ 760	
			Fixed	1%-2% ARMs	Fixed	1%-2% ARMs	Fixed	1%-2% ARMs	Fixed	1%-2% ARMs	Fixed	1%-2% ARMs
			LTV	Coverage	Exposure	30-Year						
95% – 90.01%	35%	62%	2.90%	4.65%	2.85%	3.95%	2.75%	3.60%	2.60%	3.40%	2.40%	3.15%
	30	67	2.80	3.85	2.45	3.20	2.25	2.95	2.10	2.75	1.95	2.55
	25	71	2.35	3.05	1.90	2.45	1.75	2.30	1.60	2.10	1.50	1.95
	16	80	1.95	2.55	1.60	2.10	1.50	1.95	1.40	1.80	1.30	1.70
90% – 85.01%	35	59	2.00	2.70	1.65	2.15	1.55	2.00	1.50	1.85	1.40	1.75
	30	63	1.90	2.50	1.55	2.05	1.45	1.90	1.40	1.75	1.30	1.65
	25	68	1.75	2.30	1.45	1.90	1.35	1.75	1.30	1.65	1.25	1.60
	20	72	1.60	2.10	1.35	1.80	1.25	1.65	1.20	1.55	1.15	1.50
	17	75	1.55	2.00	1.30	1.70	1.20	1.55	1.15	1.50	1.10	1.45
85% & Below	12	79	1.40	1.60	1.20	1.50	1.10	1.40	1.05	1.35	1.00	1.30
	25	64	1.35	1.75	1.30	1.60	1.25	1.50	1.20	1.45	1.15	1.40
	20	68	1.25	1.65	1.20	1.50	1.15	1.40	1.10	1.35	1.05	1.30
	17	71	1.20	1.60	1.15	1.45	1.10	1.35	1.05	1.30	1.00	1.20
	12	75	1.10	1.50	1.05	1.35	1.00	1.25	.95	1.20	.90	1.10
	6	80	1.00	1.30	.95	1.25	.90	1.15	.85	1.10	.80	1.00

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.

United Guaranty's minimum rate is .15%.

The 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.

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

Refund Options:

Refund – This option is available subject to payment of the additional rate adjustment shown in the chart below. The refund option allows for a premium refund for non-HPA cancellations, and is available for the first five years of the loan. The refund amount is determined by the applicable cancellation schedule.

No refund – No premium will be refunded unless MI coverage was cancelled under the provisions of the Homeowners Protection Act of 1998 or applicable state law. For HPA cancellations a refund of unearned premium will be provided.

	Rate Adjustments			
	> 95%	95%	90%	≤ 85%
25-Years & Under	– .60%	– .40%	– .20%	– .10%
Rate/Term Refinance	Not eligible	+ .40%	+ .40%	+ .40%
Refundable	+ .95%	+ .90%	+ .85%	+ .80%
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.