

## FAQ: UNITED GUARANTY'S HOME AFFORDABLE REFINANCE PROGRAMS (HARP)

### 1. What is the purpose of United Guaranty's HARP Same Servicer and New Servicer programs?

These programs are designed to allow lenders to refinance a loan currently insured by United Guaranty, provided the new loan qualifies as a GSE HARP loan.

### 2. Where do I find the requirements to qualify as a GSE HARP loan?

Use the following links for the HARP requirements for [Fannie Mae®](#) and [Freddie Mac®](#). For non-GSE HARP loans, please refer to United Guaranty's [Refinance with Certificate Modification Program](#).

### 3. Where can I get detailed information about United Guaranty's HARP program?

Information about all of the HARP-related programs offered by United Guaranty can be found at <https://www.ugcorp.com/harp>. This page also offers helpful resources. If you have further questions, please call United Guaranty at **877.642.4642**.

### 4. How do I submit a loan under the HARP program?

New Servicers and Same Servicers should submit requests using the United Guaranty [Loan Modification Form](#). Same Servicers may also use the bulk submission spreadsheet, found at <https://www.ugcorp.com/servicing/modifications-harp/harp.html>.

Fax the bulk submission spreadsheet to **800.365.8109**, or email to [loanmods@ugcorp.com](mailto:loanmods@ugcorp.com).

### 5. How do you define a borrower being "current" on the mortgage?

With the DU Refi Plus program, United Guaranty will consider applications under GSE guidelines, including those that include a 30-day delinquency within the previous six months and more than one 30-day delinquency within the previous 12 months. With Refi Plus, LP Open Access, and LP Relief Refinance, the loan will not be considered if there is a 30-day delinquent payment in the previous six months or more than one 30-day delinquent payment in months 7–12.

### 6. What if a borrower is not current on the mortgage or is suffering a hardship?

The borrower may qualify for other programs. Please contact the United Guaranty Workout Group at **888.334.8966**, or email [workout@ugcorp.com](mailto:workout@ugcorp.com).

### 7. Can a lender other than the current servicer submit the HARP refinance request?

Yes. If the submitter is not considered the current servicer of record or the originator of the current insured loan, please refer to the [HARP—New Servicer document](#) for guidance related to submission.

**Note:** All requests should be submitted by active Master Policy holders. If you are not an active Master Policy holder, please contact your United Guaranty [Account Executive](#).

### 8. How is "Same Servicer" defined?

United Guaranty defines Same Servicer in three ways: (1) The originating lender of the current insured loan; (2) the current servicer of record on the current insured loan; and/or (3) the submitting lender acting on behalf of the current servicer (which requires the submitting lender to provide an email or agreement stating that the submitting lender is acting on behalf of the current servicer).

**Note:** For New Servicer eligibility, please see the [HARP—New Servicer document](#).

**9. If a loan is processed under either the Same Servicer or New Servicer program, will a new Commitment and Certificate be issued?**

No. Because the existing certificate of insurance is being modified, a new Commitment and Certificate will not be issued. The original certificate number will remain in force but will be amended by endorsement.

**10. Should I cancel the existing certificate of insurance on a loan that's being refinanced with a new HARP loan?**

No. You should not cancel the certificate of insurance for a loan being refinanced with a new HARP loan, because the existing certificate will be modified to reflect the approved changes to the loan. Ensuring you have a certificate endorsement from United Guaranty before the new loan closes will help eliminate any concerns about the mortgage insurance being prematurely canceled.

**11. Will Fannie Mae and Freddie Mac allow the coverage percentage to remain the same when the standard coverage for the new loan would require an increase?**

Yes. The coverage percentage will remain the same (more common) or decrease (less common). **Increases in coverage are not permitted.** If the mortgage insurance type and coverage remain the same, the premium rate will remain the same. However, if the loan amount is updated, the premium amount will change.

**12. What changes are permitted in the type of coverage?**

The lender may not alter the type of mortgage insurance when the original premium was a single premium. All other changes to the type of mortgage insurance are allowed (for example, borrower-paid MI to lender-paid MI, annual to monthly, monthly to single). When the type of mortgage insurance is changed, the new premium rate will be based on the rates in effect at the time of the original transaction for that type of mortgage insurance.

**13. Will the premium be adjusted based on the new coverage and loan amount?**

Yes. If the coverage decreases or the loan amount changes, the premium amount will change.

**14. Is there any difference in the application for single, annual, or monthly MI premium plans? What about lender-paid versus borrower-paid?**

No. In each case, use the [Loan Modification Request Form](#).

**15. Will each New Servicer request need to be fully underwritten before approval?**

No. United Guaranty will review the new loan to make sure it meets the HARP criteria. United Guaranty recently changed its policies regarding a former requirement of a full-file underwrite of the original loan files on certain New Servicer loans. With the two-year extension of HARP, United Guaranty has streamlined its requirements for applicants who are refinancing loans under HARP by waiving the company's rights to rely on the representations made in the original loan file. The New Servicer will be responsible for the representations made on the new loan. The new policy is built upon United Guaranty's success with HARP while maintaining the company's commitment to responsible risk management.

**16. Will United Guaranty allow the submission of a Same Servicer HARP loan modification if the New Servicer is selling the loan back to the current servicer/original investor?**

Yes. For United Guaranty to verify the sale of the loan, the lock agreement must be provided along with the modification submission form. United Guaranty will process the modification as a Same Servicer loan, thereby not requiring the original loan package.

**17. Where can I get a Third-Party Borrower Authorization form?**

The form is available at <https://www.ugcorp.com/docs/resources/servicing/borrower-Third-Party-Authorization.pdf>.

**18. Does United Guaranty allow conversion from borrower-paid MI (BPMI) monthly to lender-paid MI (LPMI) monthly or vice versa?**

Yes, United Guaranty allows conversion from BPMI monthly to LPMI monthly or LPMI monthly to BPMI monthly. The rates in effect at the time of origination of the original transaction will be applied with any change to the coverage, MI type, or frequency of payment.

**19. Does United Guaranty waive representations on the new HARP loan?**

No. The lender is responsible for the representations made on the new HARP refinance.

**20. Will United Guaranty modify a certificate that was not insured originally by United Guaranty under the HARP program?**

No. United Guaranty will modify certificates only if we currently insure the loan.