

## Mortgage Insurance (MI) Quotes

Brokers may use the BestEx MI Comparison tool to find the most competitive rate - or – select a specific MI Company quote.

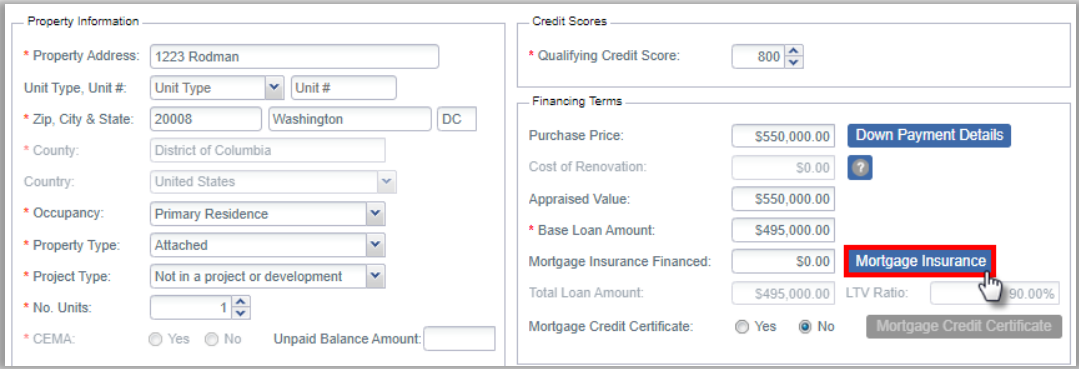
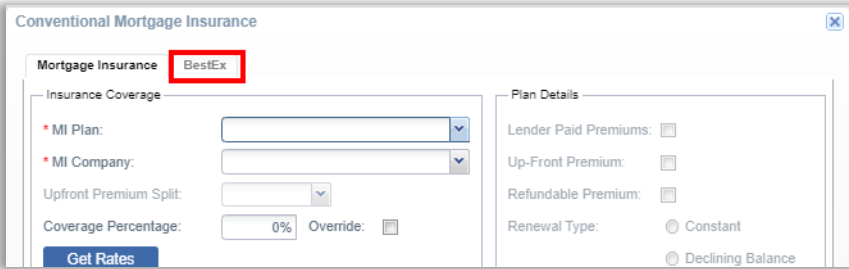
Loan must be **Registered** to request an MI Quote(s) via P.A.T.H. After the loan is Submitted to Set Up, the MI Quote Tools will be unavailable to the Broker.


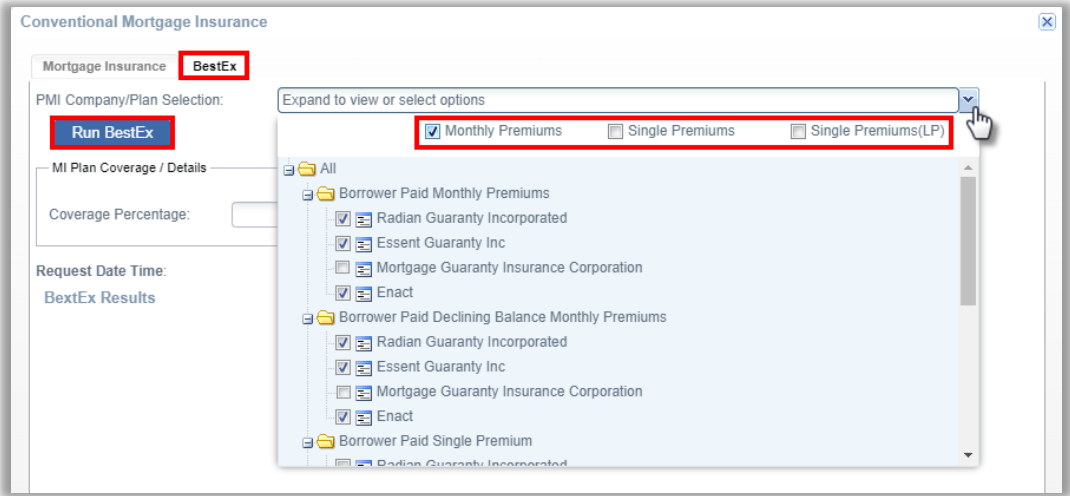
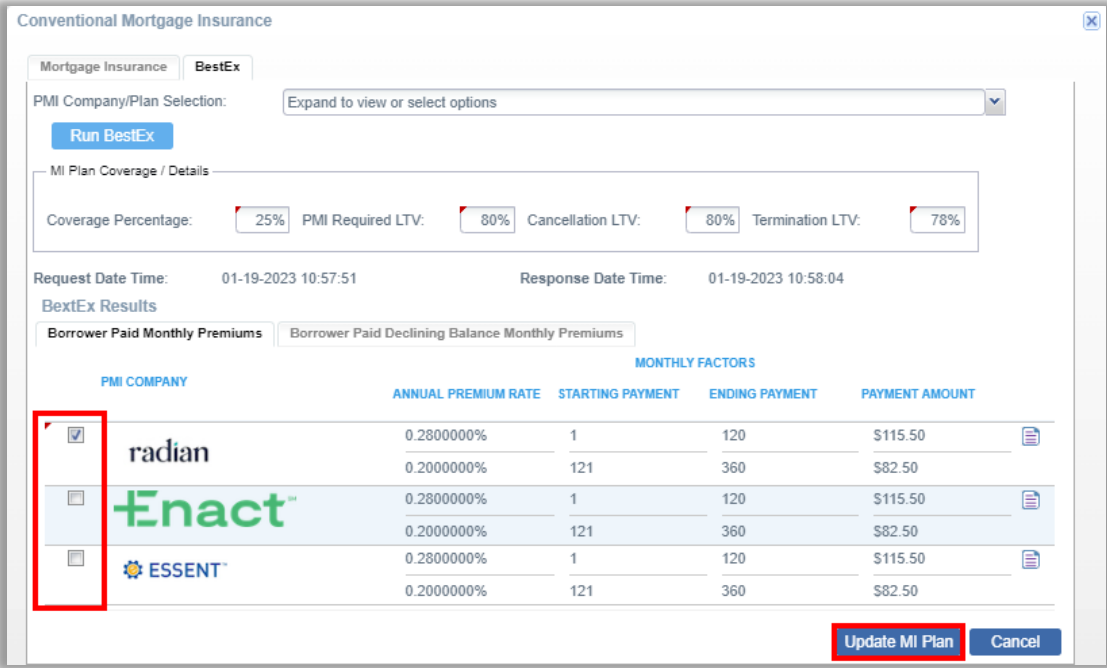
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### BestEx Comparison Tool

Follow the steps below to run a comparative submission to all approved MI companies for the most competitive rate through the BestEx tool in P.A.T.H.

Step	Action
1	<div><ul style="list-style-type: none"><li>Go to the Loan Summary→Short Application screen.</li><li>Click the <b>Mortgage Insurance</b> button.</li></ul></div>
2	<div><p>Click the <b>BestEx</b> tab.</p></div>

Step	Action
3	<div><ul style="list-style-type: none"><li>Click the  to open the <b>PMI Company/Plan Selection</b> dropdown list.</li><li>Select the <b>PMI Plan</b> [Monthly Premiums, Single Premiums, or Single Premium (LP)].</li><li>Click the <b>Run BestEx</b> button.</li></ul></div> <div></div> <div><b>IMPORTANT: Homebridge Wholesale does not utilize MGIC as an MI provider. As such MGIC must be <u>deselected</u> for the comparative analysis.</b></div>
4	<div><ul style="list-style-type: none"><li><b>BestEx Results</b> will display.</li><li>Place a checkmark to select the desired <b>PMI Company</b>.</li><li>Click the <b>Update MI Plan</b> button.</li></ul></div> <div></div>
5	<div><ul style="list-style-type: none"><li>The selected <b>PMI Plan/Company</b> information will automatically populate on the Mortgage Insurance tab.</li><li>Click <b>Ok</b> to save.</li></ul></div>

Step	Action
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Conventional Mortgage Insurance

Mortgage Insurance

BestEx

Insurance Coverage

\* MI Plan:

Borrower Paid Monthly Premiums

\* MI Company:

Radian Guaranty Incorporated

Upfront Premium Split:

Coverage Percentage:

25%

Override:

☐

Get Rates

PMI Required LTV:

80%

Cancellation LTV:

80%

Termination LTV:

78%

Plan Details

Lender Paid Premiums:

☐

Up-Front Premium:

☐

Refundable Premium:

☐

Renewal Type:

☒ Constant

☐ Declining Balance

☐ N/A

Payments Due at Closing:

0

Quote Document

Certificate Transfer from Existing Loan:

☐

Company Name:

Plan Premiums

Override Premium Rate(s):

☐

Up-Front Premium Rate:

0.00000000%

Payment Amount:

\$0.00

Assessment/Tax Rate:

0.000000%

Up-Front Premium Financed:

☐

Up-Front Premium Financed:

\$0

Amount Paid In Cash:

\$0.00

Monthly/Annual Premiums


PREMIUM RATE	STARTING PAYMENT	ENDING PAYMENT	PAYMENT AMOUNT
0.28000000%	1	120	\$115.50
0.20000000%	121	360	\$82.50

New

Delete

Ok

Cancel

Note: Click the paperclip  to view/print the selected quote.

MI Rate Quote

radian

Quoted on 01/19/2023

Valid through 04/19/2023

Submission Channel: Blue Sage

BPMI Monthly Non-Refundable Constant

Quote ID: GGSXYCC

MI Base Rate:	0.28%
MI Rate:	0.28%
Premium:	\$115.50
Renewal Yr 2-10:	0.28%
Renewal Yr 11-Term:	0.2%
Calculated Loan Criteria	
DTI including MI Premium:	32.38%

Click **Save** back on the **Loan Summary**→**Short Application** screen.

\* Occupancy:

Primary Residence

\* Property Type:

Attached

\* Project Type:

Not in a project or development

\* No. Units:

1

\* CEMA:

☐ Yes ☒ No

Unpaid Balance Amount:

Mortgage Type

\* Lien Type:

First Mortgage

\* Mortgage Type:

Conventional Mortgage

\* Pricing Tier:

Conforming

\* Amortization Type:

Fixed Rate

\* Product:

Conv Conforming 30 yr Fixed

\* Loan Term Months:

360

IO Term:

0

\* Base Loan Amount:

\$495,000.00

Mortgage Insurance Financed:

\$0.00

Mortgage Insurance

Total Loan Amount:

\$495,000.00

LTV Ratio:

90.00%

Mortgage Credit Certificate:

☒ Yes ☐ No

Mortgage Credit Certificate

Other Financing

Concurrent Liens:

\$0.00

Max Credit:

\$0.00

Remaining Closed-End Liens:

\$0.00

Max Credit:

\$0.00

Remaining Home Equity Balance:

\$0.00

Max Credit:

\$0.00

Combined LTV Ratio:

90.00%

HCLTV:

90.00%

Loan Interest Rate:

Save

Cancel & Close

Note: The Selected MI Premium will be automatically included in the Proposed Housing Expense on the Full Application→Ratios screen.

6

Purchase Price/Mkt. Value:

\$550,000.00

Improvements:

\$0.00

Appraised Value Used:

\$550,000.00

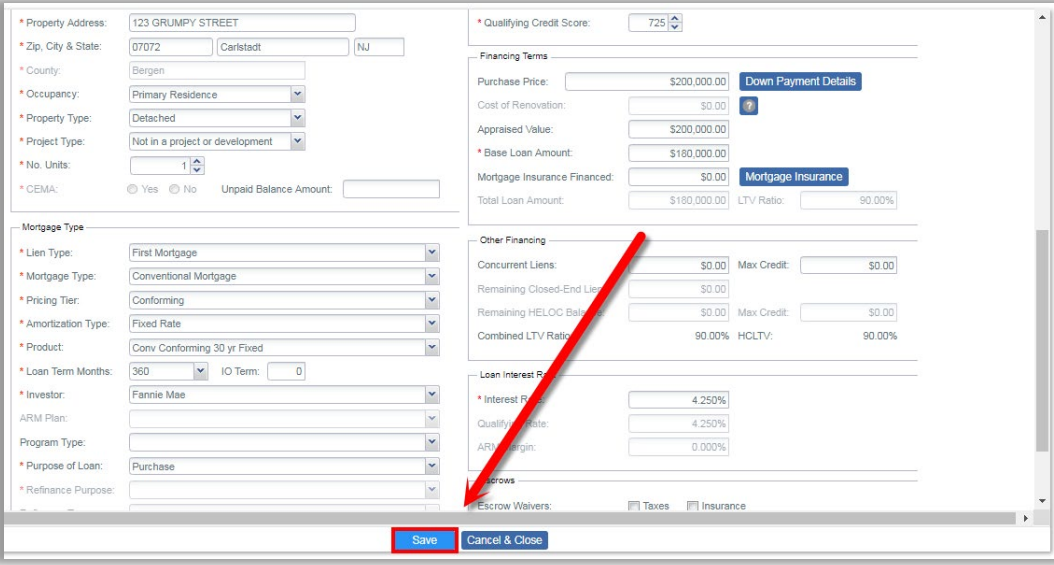
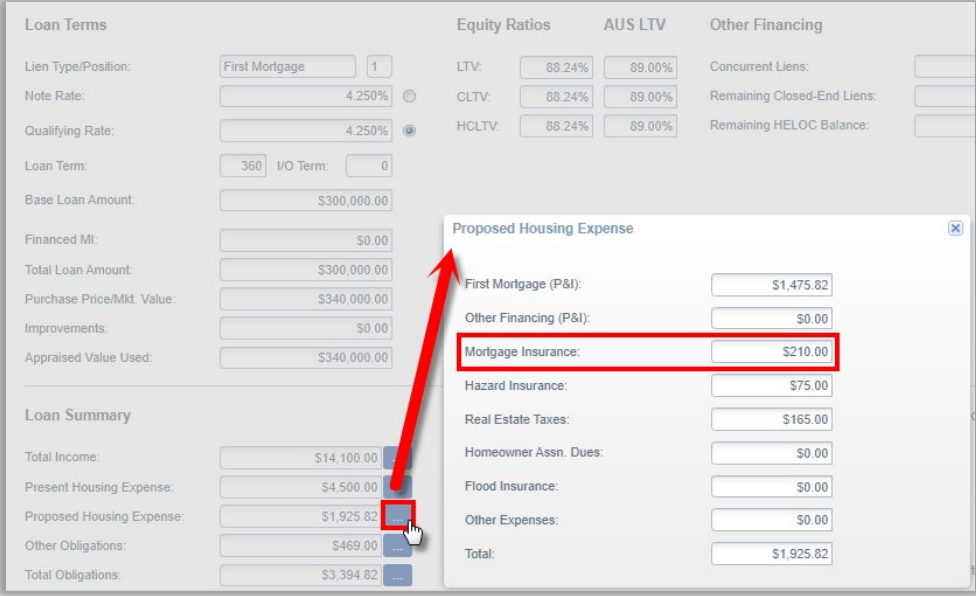
Loan Summary

Total Income:	\$11,750.00
Present Housing Expense:	\$700.00
Proposed Housing Expense:	\$2,848.91
Other Obligations:	\$956.22
Total Obligations:	\$3,805.13

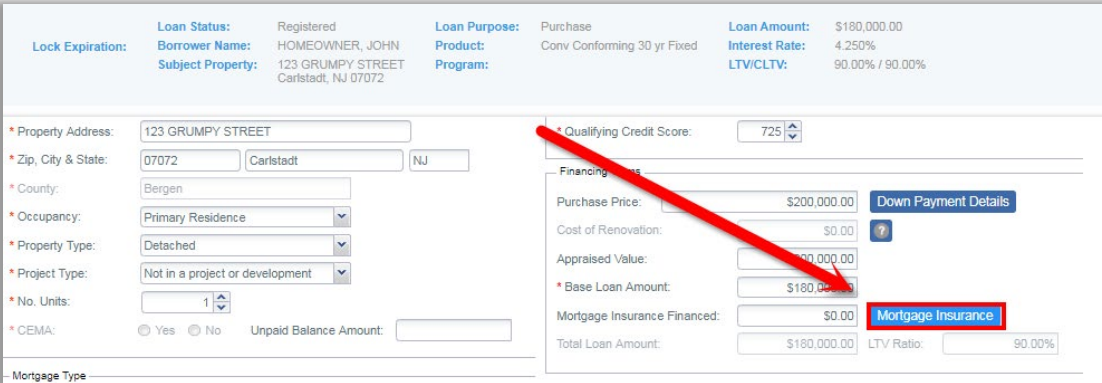
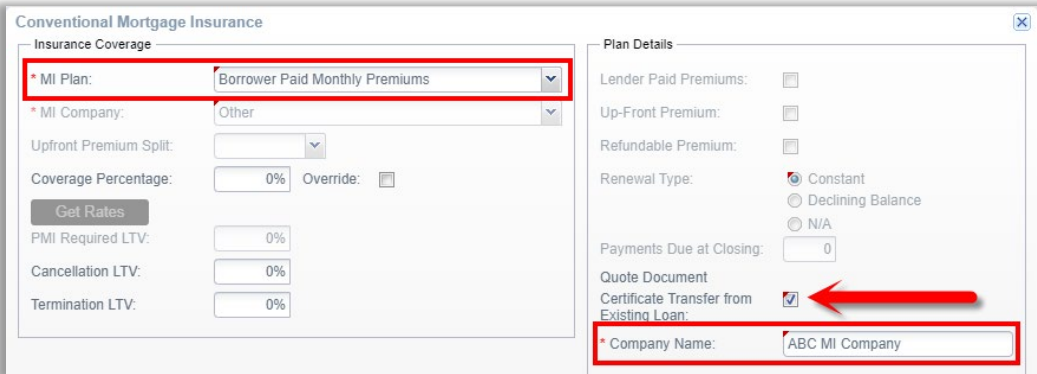
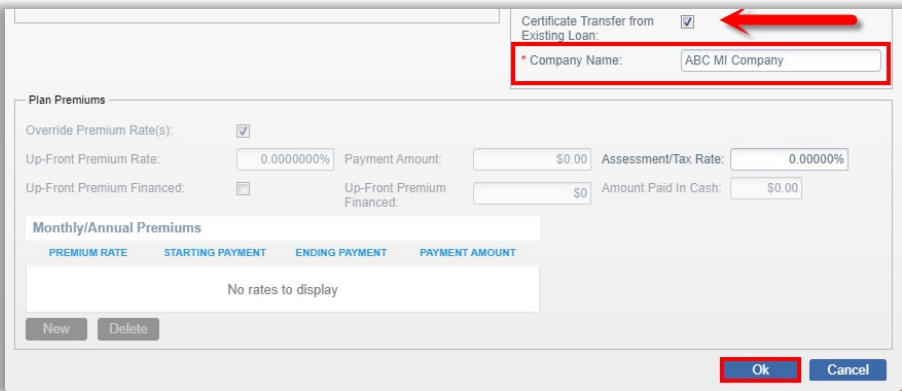
Proposed Housing Expense

First Mortgage (P&I):	\$2,733.41
Other Financing (P&I):	\$0.00
Mortgage Insurance:	\$115.50
Hazard Insurance:	\$0.00
Real Estate Taxes:	\$0.00
Homeowner Assn. Dues:	\$0.00
Flood Insurance:	\$0.00
Other Expenses:	\$0.00
Total:	\$2,848.91



Step	Action
	<div>Click <b>Save</b> on the Short Application.</div> <div></div>
4	<div><div>Note: The Selected MI Premium will be automatically included in the Proposed Housing Expense on the Full Application→Ratios screen.</div><div></div></div>

## FNMA High LTV MI Transfer

Step	Action
1	<ul style="list-style-type: none"> <li>Go to <b>Loan Summary</b>→ <b>Short Application</b>.</li> <li>Click the <b>Mortgage Insurance</b> button.</li> </ul> 
2	<p>On the <b>Conventional Mortgage Insurance</b> pop up:</p> <ul style="list-style-type: none"> <li>Select the <b>MI Plan</b>.</li> <li>Place a checkmark for <b>Certificate Transfer from Existing Loan</b>.</li> <li>Enter the current MI <b>Company Name</b>.</li> </ul> 
3	<p><b>For Single Premium</b> – Click <b>Ok</b>.</p>  <p><b>For Monthly Premiums:</b></p> <ul style="list-style-type: none"> <li>Click <b>New</b>.</li> <li>Double click in the <b>Premium Rate</b>, <b>Starting</b> &amp; <b>Ending Payment</b>, and the <b>Payment Amount</b> fields and enter the information.</li> <li>Repeat for each rate change on the existing MI.</li> <li>Click <b>Ok</b>.</li> </ul>

Step	Action												
	<div><div><div><div>Cancellation LTV:<div>0%</div></div><div>Termination LTV:<div>0%</div></div></div><div><div>Quote Document</div><div>Certificate Transfer from Existing Loan:<div><input checked="" type="checkbox"/></div></div><div><div>* Company Name:</div><div>ABC MI Company</div></div></div></div><div><div>Plan Premiums</div><div>Override Premium Rate(s):<div><input checked="" type="checkbox"/></div></div><div><div>Up-Front Premium Rate:<div>0.0000000%</div></div><div>Payment Amount:<div>\$0.00</div></div><div>Assessment/Tax Rate:<div>0.000000%</div></div></div><div><div>Up-Front Premium Financed:<div><input type="checkbox"/></div></div><div>Up-Front Premium Financed:<div>\$0</div></div><div>Amount Paid In Cash:<div>\$0.00</div></div></div></div><div><div>Monthly/Annual Premiums</div><table><thead><tr><th>PREMIUM RATE</th><th>STARTING PAYMENT</th><th>ENDING PAYMENT</th><th>PAYMENT AMOUNT</th></tr></thead><tbody><tr><td>1.50000000%</td><td>1</td><td>120</td><td>\$700.00</td></tr><tr><td>0.75000000%</td><td>121</td><td>360</td><td>\$350.00</td></tr></tbody></table><div><div>New</div><div>Delete</div></div></div><div><div>Ok</div><div>Cancel</div></div></div>	PREMIUM RATE	STARTING PAYMENT	ENDING PAYMENT	PAYMENT AMOUNT	1.50000000%	1	120	\$700.00	0.75000000%	121	360	\$350.00
PREMIUM RATE	STARTING PAYMENT	ENDING PAYMENT	PAYMENT AMOUNT										
1.50000000%	1	120	\$700.00										
0.75000000%	121	360	\$350.00										
4	<div><div>Click <b>Save</b> on the Short Application.</div><div><div><div><div><div>* Property Address:<div>123 GRUMPY STREET</div></div><div>* Zip, City &amp; State:<div>07072</div><div>Carlstadt</div><div>NJ</div></div><div>* County:<div>Bergen</div></div><div>* Occupancy:<div>Primary Residence</div></div><div>* Property Type:<div>Detached</div></div><div>* Project Type:<div>Not in a project or development</div></div><div>* No. Units:<div>1</div></div><div>* CEMA:<div><div><input type="radio"/> Yes</div><div><input checked="" type="radio"/> No</div></div><div>Unpaid Balance Amount:<div></div></div></div></div><div><div>Mortgage Type</div><div>* Lien Type:<div>First Mortgage</div></div><div>* Mortgage Type:<div>Conventional Mortgage</div></div><div>* Pricing Tier:<div>Conforming</div></div><div>* Amortization Type:<div>Fixed Rate</div></div><div>* Product:<div>Conv Conforming 30 yr Fixed</div></div><div>* Loan Term Months:<div>360</div><div>IO Term:<div>0</div></div></div><div>* Investor:<div>Fannie Mae</div></div><div>ARM Plan:<div></div></div><div>Program Type:<div></div></div><div>* Purpose of Loan:<div>Purchase</div></div><div>* Refinance Purpose:<div></div></div></div></div><div><div>* Qualifying Credit Score:<div>725</div></div><div><div>Financing Terms</div><div>Purchase Price:<div>\$200,000.00</div><div>Down Payment Details</div></div><div>Cost of Renovation:<div>\$0.00</div></div><div>Appraised Value:<div>\$200,000.00</div></div><div>* Base Loan Amount:<div>\$180,000.00</div></div><div>Mortgage Insurance Financed:<div>\$0.00</div><div>Mortgage Insurance</div></div><div>Total Loan Amount:<div>\$180,000.00</div><div>LTV Ratio:<div>90.00%</div></div></div><div><div>Other Financing</div><div>Concurrent Liens:<div>\$0.00</div><div>Max Credit:<div>\$0.00</div></div></div><div>Remaining Closed-End Liens:<div>\$0.00</div></div><div>Remaining HELOC Balances:<div>\$0.00</div><div>Max Credit:<div>\$0.00</div></div><div>Combined LTV Ratio:<div>90.00%</div><div>HCLTV:<div>90.00%</div></div></div></div><div><div>Loan Interest Rates</div><div>* Interest Rate:<div>4.250%</div></div><div>Qualifying Rate:<div>4.250%</div></div><div>ARM Margin:<div>0.000%</div></div></div><div><div>Escrow Waivers</div><div><div><input type="checkbox"/> Taxes</div><div><input type="checkbox"/> Insurance</div></div></div></div><div><div>Save</div><div>Cancel &amp; Close</div></div></div></div></div></div></div>												