

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.

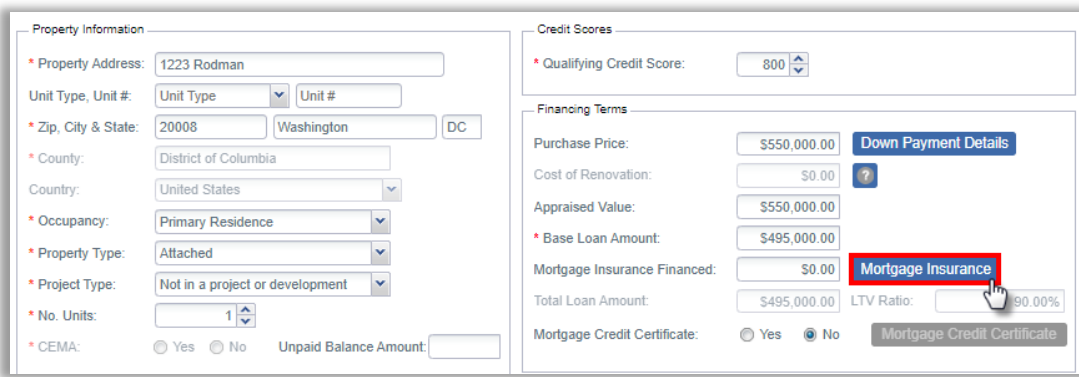
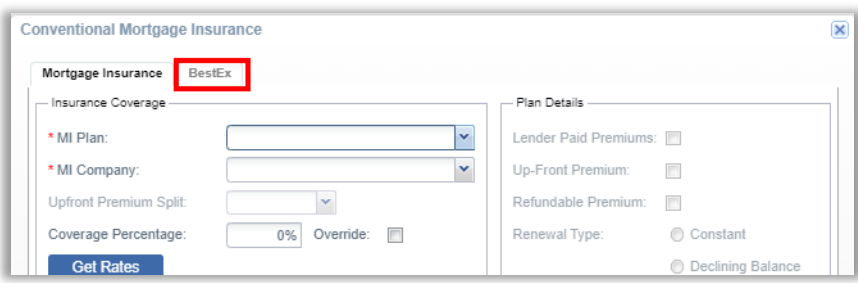
Loan must be **Registered** to request an MI Quote(s) via P.A.T.H. After the loan is Submitted to Set Up, the MI Quote Tools will be unavailable to the Broker.


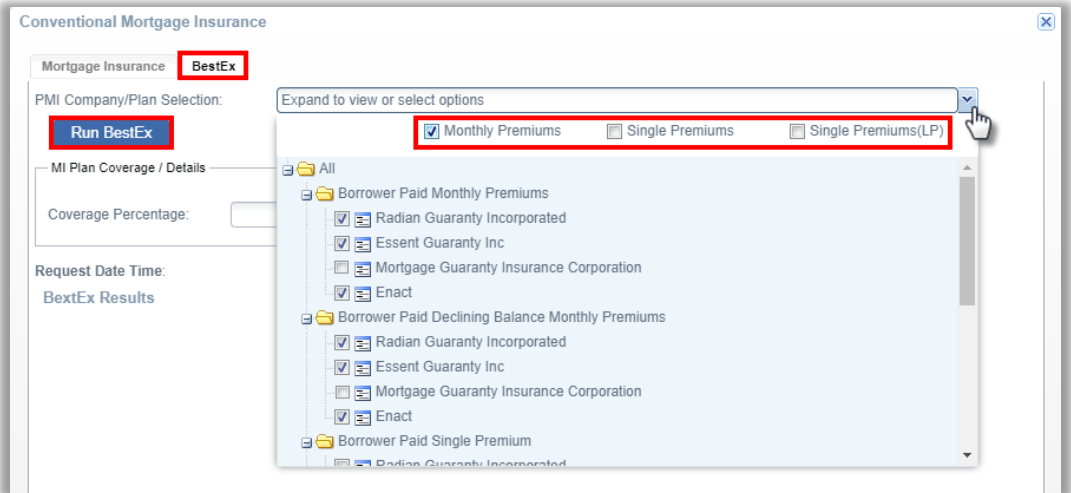
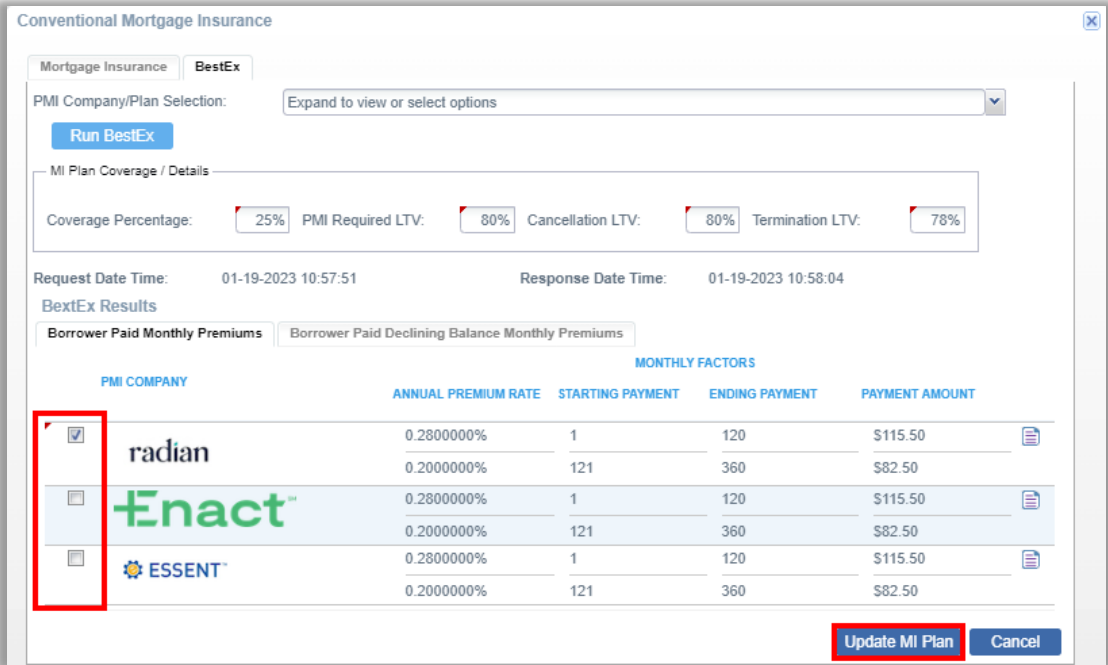
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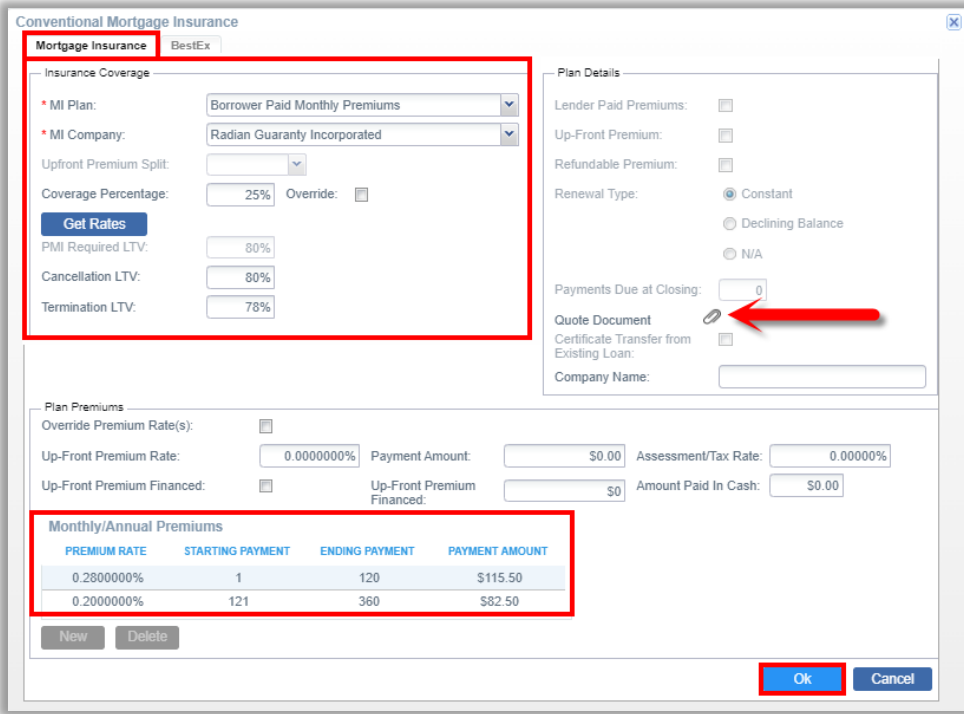
BestEx Comparison Tool.....	1
Select Specific MI Company	4
FNMA High LTV MI Transfer	6

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

Step	Action																				
<p>3</p>	<ul style="list-style-type: none"> Click the  to open the PMI Company/Plan Selection dropdown list. Select the PMI Plan [Monthly Premiums, Single Premiums, or Single Premium (LP)]. Click the Run BestEx button.  <p>IMPORTANT: Homebridge Wholesale does not utilize MGIC as an MI provider. As such MGIC must be <u>deselected</u> for the comparative analysis.</p>																				
<p>4</p>	<ul style="list-style-type: none"> BestEx Results will display. Place a checkmark to select the desired PMI Company. Click the Update MI Plan button.  <table border="1"> <thead> <tr> <th>PMI COMPANY</th> <th>ANNUAL PREMIUM RATE</th> <th>STARTING PAYMENT</th> <th>ENDING PAYMENT</th> <th>PAYMENT AMOUNT</th> </tr> </thead> <tbody> <tr> <td><input checked="" type="checkbox"/> radian</td> <td>0.2800000%</td> <td>1</td> <td>120</td> <td>\$115.50</td> </tr> <tr> <td><input type="checkbox"/> Enact™</td> <td>0.2800000%</td> <td>1</td> <td>120</td> <td>\$115.50</td> </tr> <tr> <td><input type="checkbox"/> ESSENT™</td> <td>0.2800000%</td> <td>1</td> <td>120</td> <td>\$115.50</td> </tr> </tbody> </table>	PMI COMPANY	ANNUAL PREMIUM RATE	STARTING PAYMENT	ENDING PAYMENT	PAYMENT AMOUNT	<input checked="" type="checkbox"/> radian	0.2800000%	1	120	\$115.50	<input type="checkbox"/> Enact™	0.2800000%	1	120	\$115.50	<input type="checkbox"/> ESSENT™	0.2800000%	1	120	\$115.50
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<p>5</p>	<ul style="list-style-type: none"> The selected PMI Plan/Company information will automatically populate on the Mortgage Insurance tab. Click Ok to save. 																				

Step	Action												
	 <p>Conventional Mortgage Insurance</p> <p>Insurance Coverage</p> <ul style="list-style-type: none"> MI Plan: Borrower Paid Monthly Premiums MI Company: Radian Guaranty Incorporated Upfront Premium Split: [Dropdown] Coverage Percentage: 25% Override: <input type="checkbox"/> Get Rates [Button] PMI Required LTV: 80% Cancellation LTV: 80% Termination LTV: 78% <p>Plan Details</p> <ul style="list-style-type: none"> Lender Paid Premiums: <input type="checkbox"/> Up-Front Premium: <input type="checkbox"/> Refundable Premium: <input type="checkbox"/> Renewal Type: <input checked="" type="radio"/> Constant <input type="radio"/> Declining Balance <input type="radio"/> N/A Payments Due at Closing: 0 Quote Document ← Certificate Transfer from Existing Loan: <input type="checkbox"/> Company Name: [Text Field] <p>Plan Premiums</p> <ul style="list-style-type: none"> Override Premium Rate(s): <input type="checkbox"/> Up-Front Premium Rate: 0.0000000% Payment Amount: \$0.00 Assessment/Tax Rate: 0.00000% Up-Front Premium Financed: <input type="checkbox"/> Up-Front Premium Financed: \$0 Amount Paid In Cash: \$0.00 <p>Monthly/Annual Premiums</p> <table border="1"> <thead> <tr> <th>PREMIUM RATE</th> <th>STARTING PAYMENT</th> <th>ENDING PAYMENT</th> <th>PAYMENT AMOUNT</th> </tr> </thead> <tbody> <tr> <td>0.2800000%</td> <td>1</td> <td>120</td> <td>\$115.50</td> </tr> <tr> <td>0.2000000%</td> <td>121</td> <td>360</td> <td>\$82.50</td> </tr> </tbody> </table> <p>[New] [Delete] [OK] [Cancel]</p>	PREMIUM RATE	STARTING PAYMENT	ENDING PAYMENT	PAYMENT AMOUNT	0.2800000%	1	120	\$115.50	0.2000000%	121	360	\$82.50
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Note: Click the paperclip to view/print the selected quote.

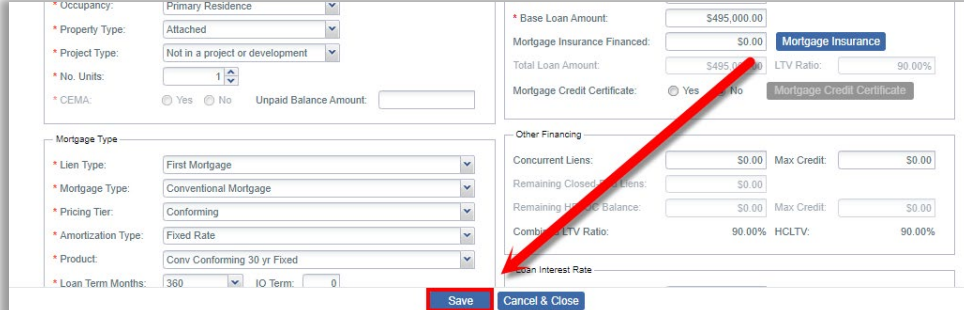
radian

MI Rate Quote

Quoted on 01/19/2023 | Valid through 04/19/2023 | Submission Channel: Blue Sage

BPMI Monthly Non-Refundable Constant	
Quote ID:	GGSXYYC
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.



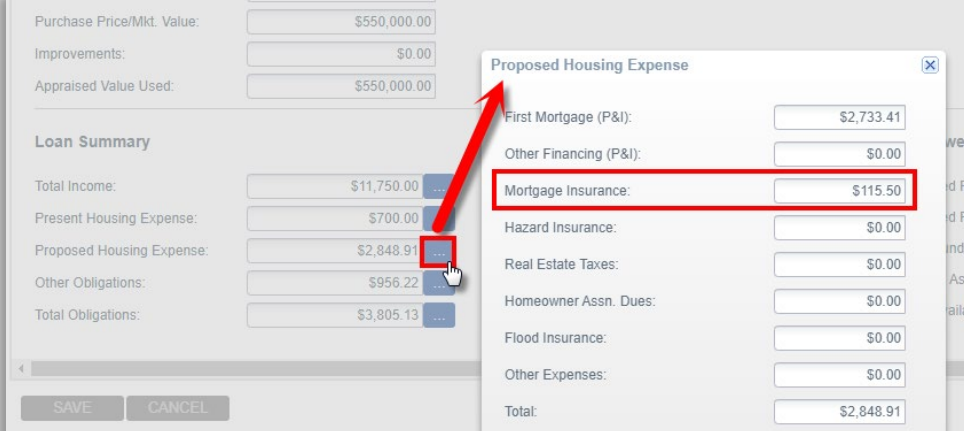
Short Application

- Occupancy: Primary Residence
- Property Type: Attached
- Project Type: Not in a project or development
- No. Units: 1
- CEMA: Yes No Unpaid Balance Amount: [Text Field]
- 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
 - Remaining Home Equity Balance: \$0.00 Max Credit: \$0.00
 - Combined LTV Ratio: 90.00% HCLTV: 90.00%

[Save] [Cancel & Close]

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

6



Ratios

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

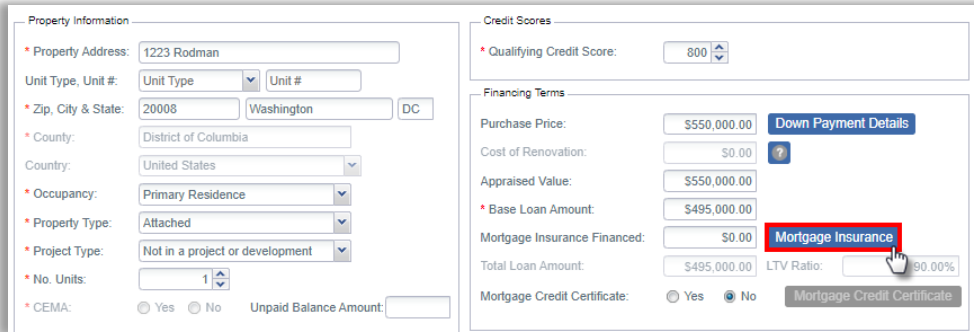
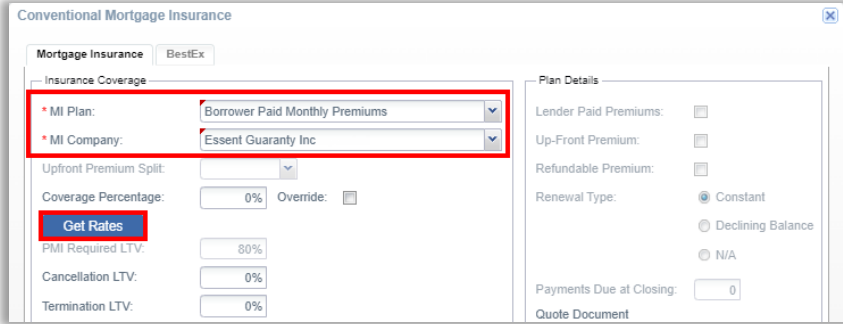
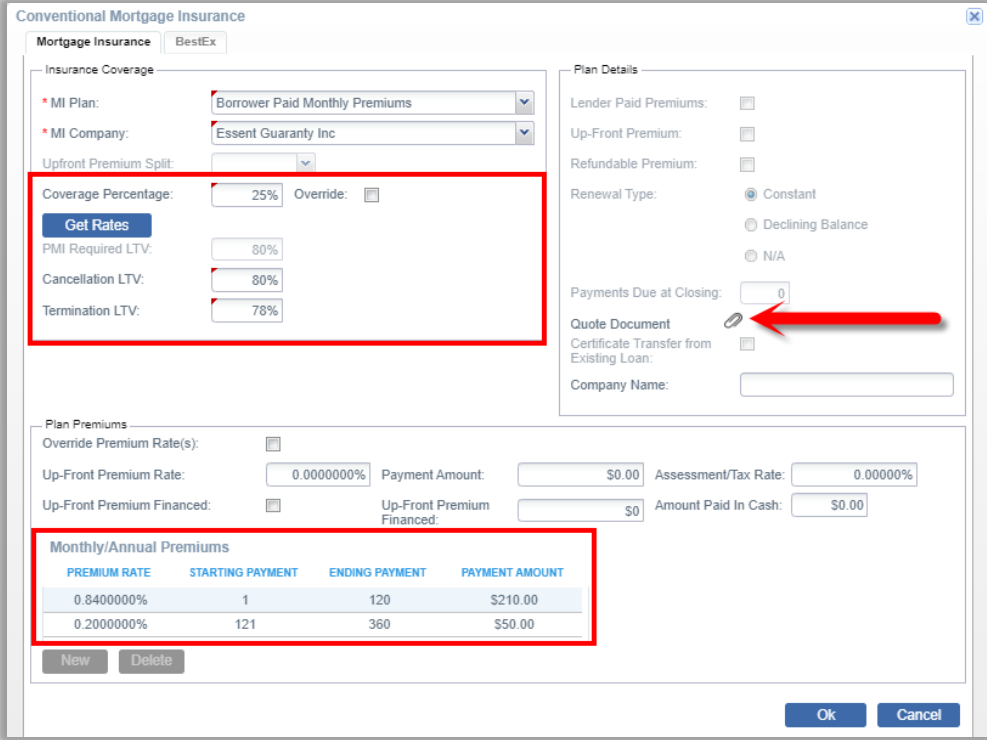

Proposed Housing Expense

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

[SAVE] [CANCEL]

Select Specific MI Company

Follow the steps below to pull a quote from a specific MI Company.

Step	Action
1	<ul style="list-style-type: none"> Go to the Loan Summary→Short Application screen. Click the Mortgage Insurance button. 
2	<p>On the Conventional Mortgage Insurance pop up:</p> <ul style="list-style-type: none"> Select the MI Plan. Select the MI Company. Click Get Rates.  <p>IMPORTANT: Homebridge Wholesale does not utilize MGIC as an MI provider.</p>
3	<p>The Mortgage Insurance information will display.</p>  <p>Helpful Tip: Click the Quote Document  to view or save a copy of the MI quote.</p>

Step	Action
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Click **Save** on the Short Application.

The screenshot shows a mortgage application form with various fields. A red arrow points to the 'Save' button at the bottom center of the form. The form includes sections for Property Address, Financing Terms, Mortgage Type, and Loan Interest Rates.

4

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

The screenshot shows a 'Ratios' screen with a 'Proposed Housing Expense' pop-up window. The pop-up window lists various expenses, with 'Mortgage Insurance' highlighted in a red box and valued at \$210.00. A red arrow points from this value to the 'Proposed Housing Expense' field in the background, which is also highlighted in a red box.

Loan Terms	Equity Ratios	AUS LTV	Other Financing
Lien Type/Position: First Mortgage 1	LTV: 88.24%	89.00%	Concurrent Liens: \$0.00
Note Rate: 4.250%	CLTV: 88.24%	89.00%	Remaining Closed-End Liens: \$0.00
Qualifying Rate: 4.250%	HCLTV: 88.24%	89.00%	Remaining HELOC Balance: \$0.00
Loan Term: 360 I/O Term: 0			
Base Loan Amount: \$300,000.00			
Financed MI: \$0.00			
Total Loan Amount: \$300,000.00			
Purchase Price/Mkt. Value: \$340,000.00			
Improvements: \$0.00			
Appraised Value Used: \$340,000.00			

Loan Summary	
Total Income:	\$14,100.00
Present Housing Expense:	\$4,500.00
Proposed Housing Expense:	\$1,925.82
Other Obligations:	\$469.00
Total Obligations:	\$3,394.82

Proposed Housing Expense	
First Mortgage (P&I):	\$1,475.82
Other Financing (P&I):	\$0.00
Mortgage Insurance:	\$210.00
Hazard Insurance:	\$75.00
Real Estate Taxes:	\$165.00
Homeowner Assn. Dues:	\$0.00
Flood Insurance:	\$0.00
Other Expenses:	\$0.00
Total:	\$1,925.82

FNMA High LTV MI Transfer

Step	Action
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1

- Go to **Loan Summary** → **Short Application**.
- Click the **Mortgage Insurance** button.

Loan Summary Application Form:

- Lock Expiration:** [Blank]
- Loan Status:** Registered
- Borrower Name:** HOMEOWNER, JOHN
- Subject Property:** 123 GRUMPY STREET, Carlstadt, NJ 07072
- Loan Purpose:** Purchase
- Product:** Conv Conforming 30 yr Fixed
- Program:** [Blank]
- Loan Amount:** \$180,000.00
- Interest Rate:** 4.250%
- LTV/CLTV:** 90.00% / 90.00%

Property Address: 123 GRUMPY STREET, 07072, Carlstadt, NJ, Bergen County, Primary Residence, Detached, Not in a project or development.

Qualifying Credit Score: 725

Financing Summary:

- Purchase Price: \$200,000.00
- Cost of Renovation: \$0.00
- Appraised Value: \$200,000.00
- Base Loan Amount: \$180,000.00
- Mortgage Insurance Financed: \$0.00
- Total Loan Amount: \$180,000.00
- LTV Ratio: 90.00%

Mortgage Insurance button highlighted in red.

2

On the **Conventional Mortgage Insurance** pop up:

- Select the **MI Plan**.
- Place a checkmark for **Certificate Transfer from Existing Loan**.
- Enter the current MI **Company Name**.

Conventional Mortgage Insurance Pop-up:

- Insurance Coverage:**
 - MI Plan: Borrower Paid Monthly Premiums
 - MI Company: Other
 - Upfront Premium Split: [Blank]
 - Coverage Percentage: 0%
 - PMI Required LTV: 0%
 - Cancellation LTV: 0%
 - Termination LTV: 0%
- Plan Details:**
 - Lender Paid Premiums:
 - Up-Front Premium:
 - Refundable Premium:
 - Renewal Type: Constant
 - Payments Due at Closing: 0
 - Quote Document:
 - Certificate Transfer from Existing Loan:
 - Company Name: ABC MI Company

3

For Single Premium – Click **Ok**.

Plan Premiums Section:

- Certificate Transfer from Existing Loan:
- Company Name: ABC MI Company
- Override Premium Rate(s):
- Up-Front Premium Rate: 0.0000000%
- Up-Front Premium Financed:

Monthly/Annual Premiums table:

PREMIUM RATE	STARTING PAYMENT	ENDING PAYMENT	PAYMENT AMOUNT
No rates to display			

Buttons: **Ok**, **Cancel**

For Monthly Premiums:

- Click **New**.
- Double click in the **Premium Rate, Starting & Ending Payment**, and the **Payment Amount** fields and enter the information.
- Repeat for each rate change on the existing MI.
- Click **Ok**.

Step	Action												
	<div style="border: 1px solid #ccc; padding: 10px;"> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>Cancellation LTV: <input type="text" value="0%"/></p> <p>Termination LTV: <input type="text" value="0%"/></p> </div> <div style="width: 50%;"> <p>Quote Document</p> <p>Certificate Transfer from Existing Loan: <input checked="" type="checkbox"/> </p> <p>* Company Name: <input type="text" value="ABC MI Company"/></p> </div> </div> <div style="margin-top: 10px;"> <p>Plan Premiums</p> <p>Override Premium Rate(s): <input checked="" type="checkbox"/></p> <p>Up-Front Premium Rate: <input type="text" value="0.000000%"/> Payment Amount: <input type="text" value="\$0.00"/> Assessment/Tax Rate: <input type="text" value="0.000000%"/></p> <p>Up-Front Premium Financed: <input type="checkbox"/> Up-Front Premium Financed: <input type="text" value="\$0"/> Amount Paid In Cash: <input type="text" value="\$0.00"/></p> <div style="border: 2px solid red; padding: 5px; margin: 5px 0;"> <p>Monthly/Annual Premiums</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">PREMIUM RATE</th> <th style="text-align: left;">STARTING PAYMENT</th> <th style="text-align: left;">ENDING PAYMENT</th> <th style="text-align: left;">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> <p><input type="button" value="New"/> <input type="button" value="Delete"/></p> </div> </div> <div style="text-align: right; margin-top: 10px;"> <input type="button" value="Ok"/> <input type="button" value="Cancel"/> </div> </div>	PREMIUM RATE	STARTING PAYMENT	ENDING PAYMENT	PAYMENT AMOUNT	1.50000000%	1	120	\$700.00	0.75000000%	121	360	\$350.00
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4 Click **Save** on the Short Application.

* Property Address:

* Zip, City & State:

* County:

* Occupancy:

* Property Type:

* Project Type:

* No. Units:

* CEMA: Yes No Unpaid Balance Amount:

* Qualifying Credit Score:

Financing Terms

Purchase Price:

Cost of Renovation:

Appraised Value:

* Base Loan Amount:

Mortgage Insurance Financed:

Total Loan Amount: LTV Ratio:

Mortgage Type

* Lien Type:

* Mortgage Type:

* Pricing Tier:

* Amortization Type:

* Product:

* Loan Term Months: IO Term:

* Investor:

ARM Plan:

Program Type:

* Purpose of Loan:

* Refinance Purpose:

Other Financing

Concurrent Liens: Max Credit:

Remaining Closed-End Liens:

Remaining HELOC Balances: Max Credit:

Combined LTV Ratio: HCLTV:

Loan Interest Rates

* Interest Rate:

Qualify Rate:

ARM Margin:

Escrows

Escrow Waivers: Taxes Insurance