

PMI-TO-PMI REFINANCE-TO-MODIFICATION PROGRAM (NON-HARP-ELIGIBLE) Same Lender/Servicer



The program offers flexible refinance options to allow lender/servicers to refinance an existing PMI-insured mortgage, for loans owned by **portfolio lenders, other investors and GSE loans that are not HARP-eligible.**

The existing loan must meet the following criteria:

- PMI is the current insurer
- The originating lender must be the current servicer of the existing mortgage
- The originating lender must be in possession of the original underwriting file
- The coverage percentage and premium rate remain unchanged
- The borrower(s) and property are the same as on the existing loan
- The loan is current

The new loan should improve the borrower's financial position by at least one of the following:

- A reduction in the mortgage payment, interest rate or principal balance; or
- An extension of the ARM fixed-payment period; or
- An extension of the loan or amortization term; or
- A more stable payment product

ELECTRONIC SUBMISSION:

Loans should be submitted via e-PMI® (see page 2). If you do not have access to e-PMI and would like an e-PMI log in, contact the E Business Unit at **877.764.3764** or email to **EBU@pmigroup.com**

LOAN PURPOSE

- PMI-to-PMI Refinance-to-Modification (RTM) Program
 - Portfolio Lenders
 - Other Investors
 - GSE loans (non HARP-eligible)

Refinance allows:

- Payoff of existing loan (includes the unpaid principal balance and interest accrued through the date the loan will be paid off) including the related closing costs and prepaid items
- Reasonable and customary closing costs can be financed in the new loan amount
- Existing subordinate liens must be re-subordinated or paid off with the borrowers' own funds
- The borrower may receive no more than \$250 cash back at closing; all other funds must be applied as a principal curtailment on the new loan

BORROWERS

- The new refinance is for the original borrowers on the currently insured loan
- Borrower changes are permitted as GSE policies allow

OCCUPANCY

- All original occupancy types are eligible
- Occupancy changes are permitted

LOAN TYPE

- A fully amortizing fixed-rate/fixed-payment loan with a term up to 40 years
- A fully amortizing ARM with an initial fixed period of at least five years, with a term up to 40 years

CLOSING COSTS

- Reasonable and customary closing costs can be financed into the new loan amount
- The borrower may receive no more than \$250 cash back at closing; all other funds must be applied as a principal curtailment on the new loan

LTV/CLTV

- No maximum LTV
- No maximum CLTV

SUBORDINATE FINANCING

- All existing subordinate financing must be re-subordinated or paid off with borrower's own funds
- No new subordinate financing allowed

SEASONING REQUIREMENTS

- None

MORTGAGE PAYMENT HISTORY

- Loan must be current with 0x60 in the lesser of the past 12 months or the life of the loan

PROPERTY VALUATION

- No property valuation is required as PMI will rely on the value provided with the original loan

MORTGAGE INSURANCE

- The mortgage insurance premium rate and the coverage percentage will not change for PMI Monthly, pmiNU MonthlySM and Level annual premium plans
 - The premium payment amount may change if the new unpaid principal balance of the refinanced loan has increased or decreased from the original loan amount, and this new payment amount will be determined by applying the existing premium rate to the new loan amount
 - If the existing loan had single premium coverage, no additional premium will be due, even if the loan or insured amount changes
 - The effective date will be reset to the new loan's start date
- Once PMI's review of the loan is complete, one of the following will be faxed:
 - Refi-to-Mod Certificate Amendment Request - Confirmation; or
 - Refi-to-Mod Certificate Amendment Request - Ineligible
- The PMI Certificate of Insurance will be modified to reflect the new loan terms, and the existing certificate number, percentage level of coverage and the premium rate will remain unchanged
- The mortgage insurance premium amount will be updated if the new unpaid principal balance of the refinanced loan is different from the original loan amount

CURRENT CERTIFICATE

- To determine if the borrower's loan is insured by PMI, please call Customer Service at 800.366.1143 or use the process shown on page 2

SUBMISSION PROCESS



STEP 1

Determine if PMI holds the current mortgage insurance on the property by:

- Referencing the **MI company** and **certificate number** on your **DU® findings or LP feedback**, or
- Accessing e-PMI® Servicing at **www.e-pmi.com**, or
- Calling PMI Policy Servicing at **800.366.1143**

STEP 2

ELECTRONIC SUBMISSION

If you have access to e-PMI® Origination at **www.e-pmi.com**, log on and order your HARP request by providing the necessary information, including:

- **Loan Purpose** - Select **PMI-to-PMI Refi-to-Mod**
- **Loan Program** - Select:
 - If your company **currently services** the loan:
 - PMI Refi to Mod Same Servicer
 - If your company does **not currently service** the loan and it is serviced by another investor:
 - PMI Refi to Mod New Servicer

When you submit your HARP request via e-PMI Origination, it will suspend and require review by PMI to determine loan amount eligibility. Once PMI has reviewed eligibility, a **Refi-to-Mod Certificate Amendment Request – Confirmation** (or Ineligible) **Notice** will be faxed to you the next business day shortly after 1:00 pm Central time.

Please reference the **e-PMI Quick Start Guide** for more detailed information regarding submitting HARP requests through e-PMI Origination at **www.pmi-us.com/media/pdf/products_programs/harp/Quick_Start_Guide.pdf**

If you do not have access to e-PMI and would like an e-PMI log in, contact the E Business Unit at **877.764.3764** or email to **EBU@pmigroup.com**

MANUAL SUBMISSION

Fax the following documentation to the **E Business Unit** at **888.444.9792**:

- Modification Request (**www.pmi-us.com/media/pdf/resourcecenter/UW2233_0709_form.pdf**)
- New 1003 and 1008

HARP requests faxed to our E Business Unit are reviewed in up to 10 business days, and a **Refi-to-Mod Certificate Amendment Request – Confirmation** (or Ineligible) **Notice** will be issued and faxed to the requestor the next day shortly after 1:00 pm Central time.

STEP 3

Once the loan closes, perform one of the following:

- Complete the **Activation Information** section on page 2 of the **Refi-to-Mod Certificate Amendment Request – Confirmation** and fax to PMI Policy Servicing at **925.658.6191**, or
- Call PMI Policy Servicing with the closing date at **800.366.1143**, or
- Email the closing date to **customerservice@pmigroup.com**

Complete program guidelines and submission instructions may be found at: **www.pmi-us.com/refi/index.html**