

Freddie Mac's Home Possible®

Consolidated Rates



EFFECTIVE 02.15.11

Super SingleSM Standard – Non-Refundable 30-Year

		FICO®760+		FICO®740-759		FICO®720-739		FICO®700-719		FICO®680-699		FICO®660-679	
COVERAGE		FIXED	NON-FIXED	FIXED	NON-FIXED	FIXED	NON-FIXED	FIXED	NON-FIXED	FIXED	NON-FIXED	FIXED	NON-FIXED
95% TO 90.01%	30	1.95%	2.55%	2.10%	2.75%	2.25%	2.95%	2.45%	3.20%	3.05%	3.85%	3.95%	4.98%
	25	1.72	2.25	1.85	2.41	1.98	2.59	2.15	2.81	2.68	3.39	3.38	4.28
	16	1.30	1.70	1.40	1.80	1.50	1.95	1.60	2.10	2.00	2.55	2.35	3.01
90% TO 85.01%	25	1.45	1.67	1.60	1.83	1.65	1.89	1.85	2.12	2.15	2.47	2.80	3.21
	12	1.00	1.25	1.05	1.31	1.10	1.38	1.20	1.50	1.40	1.61	1.60	1.83
85% AND BELOW	12	0.90	1.10	0.95	1.20	1.00	1.25	1.05	1.35	1.20	1.50	1.40	1.68
	6	0.80	1.00	0.85	1.10	0.90	1.15	0.95	1.25	1.00	1.30	1.05	1.37

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Monthly Standard 30-Year

		FICO®700+		FICO®660-699		NON-TRADITIONAL CREDIT	
COVERAGE		FIXED	NON-FIXED	FIXED	NON-FIXED	FIXED	NON-FIXED
95% TO 90.01%	30	0.78%	1.22%	0.94%	1.68%	1.69%	2.65%
	25	0.69	1.08	0.86	1.48	1.48	2.32
	16	0.54	0.85	0.72	1.13	1.11	1.74
90% TO 85.01%	25	0.56	0.82	0.62	1.13	1.13	1.66
	12	0.39	0.57	0.44	0.64	0.63	0.92
85% AND BELOW	12	0.32	0.45	0.38	0.53	0.49	0.68
	6	0.30	0.42	0.34	0.47	0.45	0.63

Super Single Rate Adjustments

	95% TO 90.01%	90% TO 85.01%	85% & BELOW
Term ≤ 25 Yr	-15 BPS	-10 BPS	-5 BPS
Relocation	-40 BPS	-40 BPS	-25 BPS
Rate/Term Refi	+35 BPS	+25 BPS	+20 BPS
Refundable	+90 BPS	+85 BPS	+80 BPS
Loan >\$417,000	+100 BPS	+100 BPS	+100 BPS

Note:

Please refer to PMI's Distressed Markets Policy for LTV and geographic restrictions.

For additional details, please see reverse side.

Monthly Standard Rate Adjustments

Level Annual	-4 BPS
Relocation	-7 BPS
Term ≤ 25 Years	-5 BPS
Amortizing Renewal	+3 BPS
Rate/Term Refi	+10 BPS
Loan Amount >\$417,000	+25 BPS

Freddie Mac's Home Possible® Notes

For rates and coverages not shown here, please contact your PMI representative.

Maximum LTVs, current pricing and effective dates may vary by state. Contact your PMI representative or visit www.pmi-us.com and see "Rates" and "Rate Quote."

To locate your PMI representative, go to www.pmi-us.com/locations

NOTES:

- 1) **Amortized Renewals:** The amortized renewal rate is applied to the outstanding loan balance.
Constant Renewals: The constant renewal rate is applied to the original loan balance through year 10 and is reduced for years 11 through term as follows:
 - The constant renewal rate for years 11 through term is 0.20%.
 - The constant renewal rate for Level Annual plans is the same as the first year rate for the life of the loan.
- 2) Rates must be selected based upon property location.
- 3) 30-Year Term Loans: defined as amortizing over 26-40 years.
- 4) Monthly plan refunds are based on unearned premium. Annual plan refunds are pro rata.
- 5) **Super Single Plans:**
 - Non-Refundable: There is no refund for any cancellation or termination except as described below.
 - Refundable: A refund will be provided in event of a cancellation within the first 60 months of the loan.

If coverage is cancelled or terminated under the federal Homeowners Protection Act (HPA), refunds will be processed in accordance with the Act.
- 6) The minimum PMI rate is 10 bps (0.10%), including all discounts.
- 7) Where pricing cannot be based on credit (FICO) scores, an analysis of the borrower's credit profile is required to determine the applicable premium rate. For a copy of PMI's comparable credit criteria, please contact your PMI representative.
- 8) Loans that meet PMI's non-traditional credit requirements receive rates that are comparable to loans with a 620 credit score.
Non-traditional credit is not eligible for single premiums.
- 9) PMI's Super Single premium plan can be financed but is limited to a maximum combined LTV of 95% for Freddie Mac's *Home Possible* program.

ELIGIBLE MORTGAGE TYPES

Fixed payment: Fixed Rate Mortgages feature level interest rates for at least the first five years of the loan term. All acceptable plans must have (1) the initial payment rate equal to or greater than the initial accrual rate, and (2) no temporary buydowns, negative amortization, rate concessions, balloon payments due in less than five years or graduated payment features. Included in this category are 5/1, 7/1 and 10/1 ARMs.

Non-Fixed payment: Non-Fixed Rate Mortgages feature interest rates that can change within the first five years of the loan term, and can have graduated payment features. Mortgages featuring negative amortization are ineligible.

INELIGIBLE

Cash-out refinances, second homes, investment property, and limited documentation loans.



Integral to Homeownership™

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