

Freddie Mac's Home Possible®

Consolidated Rates



Super SingleSM Standard – Non-Refundable 30-Year

COVERAGE		FICO® 760+		FICO® 740-759		FICO® 720-739		FICO® 700-719		FICO® 680-699		FICO® 660-679	
		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

Monthly Standard 30-Year

COVERAGE		FICO® 720+		FICO® 680-719		FICO® 660-679		NON-TRADITIONAL CREDIT	
		FIXED	NON-FIXED	FIXED	NON-FIXED	FIXED	NON-FIXED	FIXED	NON-FIXED
95% TO 90.01%	30	0.67%	1.08%	0.94%	1.55%	1.26%	2.08%	1.69%	2.65%
	25	0.62	0.98	0.86	1.40	1.09	1.78	1.48	2.32
	16	0.54	0.79	0.72	1.13	0.79	1.24	1.11	1.74
90% TO 85.01%	25	0.49	0.78	0.62	0.99	0.90	1.35	1.13	1.66
	12	0.39	0.50	0.44	0.64	0.52	0.76	0.63	0.92
85% AND BELOW	12	0.32	0.44	0.38	0.53	0.44	0.61	0.49	0.68
	6	0.30	0.40	0.34	0.47	0.38	0.53	0.45	0.63

SHORTER-TERM ADVANTAGE
Discount for ≤ 25 years
+
Surcharge waived for Rate/Term Refi

Super Single Rate Adjustments

	95% TO 90.01%	90% TO 85.01%	85% & BELOW
Term ≤ 25 Yr	-15 BPS	-10 BPS	-5 BPS
Rate/Term Refi	+35 BPS	+25 BPS	+20 BPS
Relocation	-40 BPS	-40 BPS	-25 BPS
Refundable	+90 BPS	+85 BPS	+80 BPS
2-Units	+150 BPS	+125 BPS	+100 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

	720+	680-719	660-679	NT CREDIT
Level Annual	-4 BPS	-4 BPS	-4 BPS	-7 BPS
Relocation	-4 BPS	-7 BPS	-10 BPS	-12 BPS
Term ≤ 25 Years	-5 BPS	-8 BPS	-11 BPS	-14 BPS
Rate/Term Refi	+10 BPS	+15 BPS	+30 BPS	+40 BPS
Amortized Renewal	+3 BPS	+3 BPS	+3 BPS	+7 BPS
2-Units	+25 BPS	+35 BPS	+45 BPS	+75 BPS
Loan Amount >\$417,000	+25 BPS	+40 BPS	+60 BPS	+70 BPS

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* The rate effective date depends on state regulatory approval. See pmi-us.com/rates/ for Rate Filing/State Status for most current state approvals.

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) Rates must be selected based upon property location. 30-Year Loans: 26-40 year amortization; ≤ 25-Year Loans: 0-25 years amortization.
- 2) **Monthly:** The minimum PMI rate is 10 bps (0.10%), including all discounts.
Single: The minimum PMI rate is 30 bps (0.30%), including all discounts.
- 3) **Amortized Renewals:** The amortized renewal rate is applied to the outstanding loan balance from coverage inception through term.
Constant Renewals: The constant renewal rate is applied to the original loan balance through year 10. For years 11 through term use the lower of the original premium rate or 0.20% (20 bps).
- 4) 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.
- 5) 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.
- 6) Monthly plan refunds are based on unearned premium. Annual plan refunds are pro rata.
- 7) **Super Single Plans:**
 - Non-Refundable: There is no refund for any cancellation or termination except if coverage is cancelled or terminated under the federal Homeowners Protection Act (HPA). Refunds will be processed in accordance with the Act.
 - Refundable: A refund will be provided in event of a cancellation within the first 60 months of the loan.
- 8) 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.

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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