

FREDDIE MAC's Home Possible[®] CONSOLIDATED RATES



NATIONWIDE*
Effective 10.1.08

MONTHLY STANDARD

30-YEAR

	COVERAGE	FICO [®] 700+		FICO [®] 680-699	
		Fixed	Non-Fixed	Fixed	Non-Fixed
95% to 90.01%	30%	0.78%	1.22%	0.94%	1.68%
	25	0.69	1.08	0.86	1.48
	16	0.54	0.85	0.72	1.13
90% to 85.01%	25	0.56	0.82	0.62	1.13
	12	0.39	0.57	0.44	0.64
85% and below	12	0.32	0.45	0.38	0.53
	6	0.30	0.42	0.34	0.47

MONTHLY STANDARD RATE ADJUSTMENTS

Level Annual - 4 bps
Rate/Term Refi + 10 bps

SUPER SINGLESM STANDARD - NON-REFUNDABLE

30-YEAR

	COVERAGE	FICO [®] 760+		FICO [®] 740-759		FICO [®] 720-739	
		Fixed	Non-Fixed	Fixed	Non-Fixed	Fixed	Non-Fixed
95% to 90.01%	30%	1.85%	2.19%	2.00%	2.36%	2.15%	2.54%
	25	1.62	1.91	1.75	2.07	1.88	2.22
	16	1.20	1.42	1.30	1.54	1.40	1.65
90% to 85.01%	25	1.20	1.38	1.25	1.43	1.35	1.55
	12	0.90	1.03	0.95	1.09	1.00	1.15
85% and below	12	0.80	0.88	0.85	0.94	0.90	1.00
	6	0.70	0.77	0.75	0.83	0.80	0.88

SUPER SINGLE RATE ADJUSTMENTS

	95% to 90.01%	90% to 85.01%
Rate/Term Refi	35 bps	+ 25 bps
Refundable	+ 90 bps	+ 85 bps
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		85% and below
Rate/Term Refi		+ 20 bps
Refundable		+ 80 bps

	COVERAGE	FICO [®] 700-719		FICO [®] 680-699	
		Fixed	Non-Fixed	Fixed	Non-Fixed
95% to 90.01%	30%	2.35%	2.78%	2.80%	3.31%
	25	2.05	2.42	2.50	2.95
	16	1.50	1.77	1.95	2.30
90% to 85.01%	25	1.45	1.66	1.95	2.24
	12	1.10	1.26	1.40	1.61
85% and below	12	0.95	1.05	1.10	1.22
	6	0.85	0.94	1.00	1.11

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

* The rate effective date differs from that stated above in states where regulatory rate approval was received after the nationwide rate implementation date.

FREDDIE MAC's Home Possible® NOTES



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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] 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-payment mortgages feature level payments for the first five years of the mortgage. All acceptable plans must [1] have the initial payment rate equal to or greater than the initial accrual rate, [2] have no temporary buydowns, negative amortization, rate concessions, balloon mortgages with terms of less than five years, or instruments with graduated payment features. Included in this category are 5/1, 7/1 and 10/1 ARMs.

Non-Fixed payment: Non-Fixed payment mortgages feature payment changes, or the potential for payment changes during the first five years of the mortgage. Included are fixed-rate loans with 1% annual temporary buydowns, adjustable rate mortgages except for 5/1, 7/1 and 10/1 ARMs, balloons with a term of less than five years, rate concessions and buydowns. Loans featuring potential or scheduled negative amortization are not eligible.

INELIGIBLE

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

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



800.966.4PMI (4764)
pmiAnswerCenter@pmigroup.com
www.pmi-us.com