



## Affordable/HFA Lending Guidelines

### Qualify More Homebuyers with Expanded Affordable Lending Guidelines:

With National MI TrueGuide's Affordable Lending programs, our goals are shared – to help more people realize the dream of responsibly owning their own home – sooner and more affordably.

- Designed for First Time Homebuyers and Low Down Payment Purchases
- 100% Gift Funds Allowed
- Minimum Credit Scores as Low as 620
- Pair with Down Payment Assistance (DPA) up to 105% CLTV with 2<sup>ND</sup> lien
- Reduced Mortgage Insurance Requirements = Lower Monthly Payments

NATIONAL MI AUS AFFORDABLE LENDING GUIDELINES						
OCCUPANCY	LOAN PURPOSE	PROPERTY TYPE	LOAN AMOUNT	MAXIMUM LTV/CLTV	MINIMUM CREDIT SCORE	MAXIMUM DTI
Primary Residence	Purchase or Rate/Term Refinance	Single Family, Condo, Co-op, Manufactured Homes	\$453,100	97/105%	620	Per AUS Approval
			\$679,650	95/95%		
		2-Unit	\$580,150	95/105%	620	
			\$870,225	85/95%		
3-4 Units	\$701,250	95/105%	700			

For loan amounts in AK and HI, please refer to Guidelines.

### Now it's easier to keep your loans on track. AUS guidelines apply to:

- DU<sup>®</sup> Approve/Eligible (Fannie Mae HomeReady<sup>®</sup>)
- Loan Product Advisor<sup>®</sup> Accept/Eligible (Freddie Mac Home Possible<sup>®</sup>)

Guidelines are also available for your non-AUS affordable programs.

For more information, contact your Sales Advisor at [nationalmi.com/sales-advisor](http://nationalmi.com/sales-advisor).

DU<sup>®</sup> is a registered trademark of Fannie Mae. HomeReady<sup>®</sup> is a registered trademark of Fannie Mae.

Loan Product Advisor<sup>®</sup> is a registered trademark of Freddie Mac. Home Possible<sup>®</sup> is a registered trademark of Freddie Mac.

\* Please refer to [National MI's Underwriting Guideline manual](#) and [Master Policy](#) for a complete description of policies and requirements.

## NATIONAL MI RATES FOR THE GSE AFFORDABLE PROGRAMS

MONTHLY ADVANTAGE MONTHLY PREMIUM AFFORDABLE FANNIE MAE HOMEREADY® & FREDDIE MAC HOME POSSIBLE® 30 YEAR FIXED								
LTV/ COVERAGE	760+	740- 759	720- 739	700- 719	680- 699	660- 679	640- 659	620- 639
97/25	0.44%	0.63%	0.77%	0.93%	1.15%	1.52%	1.67%	1.81%
95/25	0.37	0.52	0.64	0.75	0.94	1.21	1.28	1.37
90/25	0.30	0.41	0.50	0.60	0.73	1.00	1.05	1.10
85/12	0.19	0.20	0.23	0.27	0.32	0.41	0.43	0.45
ADJUSTMENTS	760+	740- 759	720- 739	700- 719	680- 699	660- 679	640- 659	620- 639
Rate/Term Refi	+0.00%	+0.00%	+0.00%	+0.00%	+0.00%	+0.00%	+0.00%	+0.00%
Loan > \$650,000	+0.00	+0.00	+0.00	+0.00	+0.00	+0.00	+0.00	+0.00

HomeReady is a registered trademark of Fannie Mae.  
Home Possible is a registered trademark of Freddie Mac.

Updated Dec. 21, 2017

BPMI SINGLE PREMIUM AFFORDABLE FANNIE MAE HOMEREADY® & FREDDIE MAC HOME POSSIBLE® NON-REFUNDABLE • 30 YEAR FIXED								
LTV/ COVERAGE	760+	740- 759	720- 739	700- 719	680- 699	660- 679	640- 659	620- 639
97/25	1.65%	2.35%	2.51%	3.09%	3.09%	3.98%	4.11%	4.11%
95/25	1.53	1.55	2.18	2.97	2.97	3.86	3.99	3.99
90/25	1.20	1.29	1.71	2.18	2.18	2.68	2.80	2.80
85/12	0.62	0.75	0.85	0.97	1.13	1.50	1.62	1.62
ADJUSTMENTS	760+	740- 759	720- 739	700- 719	680- 699	660- 679	640- 659	620- 639
Rate/Term Refi	+0.00%	+0.00%	+0.00%	+0.00%	+0.00%	+0.00%	+0.00%	+0.00%
Loan > \$650,000	+0.00%	+0.00%	+0.00%	+0.00%	+0.00%	+0.00%	+0.00%	+0.00%

Updated Dec. 21, 2017

Selected LTV/Coverages shown: Rates may not be available or approved in all states. Rates may not be available for all credit scores and LTVs due to application of underwriting guidelines.

## NATIONAL MI RATES FOR THE HFA\* AFFORDABLE PROGRAMS

MONTHLY ADVANTAGE MONTHLY PREMIUM (BPMI & LPMI) HOUSING FINANCE AGENCY 30 YEAR FIXED								
LTV/ COVERAGE	760+	740- 759	720- 739	700- 719	680- 699	660- 679	640- 659	620- 639
97/18	0.37%	0.54%	0.65%	0.78%	0.98%	1.18%	1.33%	1.43%
95/16	0.32	0.44	0.54	0.64	0.78	1.02	1.10	1.20
90/12	0.23	0.30	0.36	0.41	0.50	0.65	0.69	0.77
85/6	0.18	0.19	0.22	0.26	0.31	0.40	0.42	0.43
ADJUSTMENTS	760+	740- 759	720- 739	700- 719	680- 699	660- 679	640- 659	620- 639
Rate/Term Refi	+0.00%	+0.00%	+0.00%	+0.00%	+0.00%	+0.00%	+0.00%	+0.00%
Loan > \$650,000	+0.00	+0.00	+0.00	+0.00	+0.00	+0.00	+0.00	+0.00

Updated Dec. 21, 2017

BORROWER-PAID (BPMI SINGLE PREMIUM) HOUSING FINANCE AGENCY NON-REFUNDABLE • 30 YEAR FIXED								
LTV/ COVERAGE	760+	740- 759	720- 739	700- 719	680- 699	660- 679	640- 659	620- 639
97/18	1.35%	1.85%	2.08%	2.70%	2.74%	3.21%	3.32%	3.32%
95/16	1.15	1.34	1.90	2.20	2.54	2.82	2.91	2.91
90/12	0.82	1.03	1.22	1.42	1.55	1.83	1.91	1.91
85/6	0.52	0.59	0.65	0.70	0.78	0.96	1.03	1.12
ADJUSTMENTS	760+	740- 759	720- 739	700- 719	680- 699	660- 679	640- 659	620- 639
Rate/Term Refi	+0.00%	+0.00%	+0.00%	+0.00%	+0.00%	+0.00%	+0.00%	+0.00%
Loan > \$650,000	+0.00%	+0.00%	+0.00%	+0.00%	+0.00%	+0.00%	+0.00%	+0.00%

Updated Dec. 21, 2017

\* State Housing Finance Agency programs may vary, please check with your local HFA for details on coverage levels.

## National MI AXIS

Ordering Affordable Loans has never been easier

- A. Select **Loan Program** = 'Affordable Housing' in AXIS and Affordable guidelines will be applied.

- B. Click the **i** to review additional details.

Order your mortgage insurance at [axis.nationalmi.com](http://axis.nationalmi.com)

Try Our Simple & Mobile Friendly Rate Finder  
Go to [nationalmi.com/rate-finder](http://nationalmi.com/rate-finder) or  
Download National MI's Mobile App

Affordable Housing coverages automatically display when Loan-to-Value for Affordable Housing is selected.

