



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
- No DTI Overlay
- Minimum Credit Scores as Low as 620
- Pair with Down Payment Assistance (DPA) up to 105% CLTV with 2ND 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[®] Approve/Eligible (Fannie Mae HomeReady[®])
- Loan Product Advisor[®] Accept/Eligible (Freddie Mac Home Possible[®])

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

For more information, contact your Sales Advisor at nationalmi.com/sales-advisor.

DU[®] is a registered trademark of Fannie Mae. HomeReady[®] is a registered trademark of Fannie Mae.

Loan Product Advisor[®] is a registered trademark of Freddie Mac. Home Possible[®] 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%

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* 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

Try Our Simple & Mobile Friendly Rate Finder
Go to 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.

