



National Mortgage Insurance Corporation | 2100 Powell Street | 12<sup>TH</sup> Floor | Emeryville, CA 94608 | nationalmi.com

## National MI Integration

The integration with National MI allows you to import the appropriate mortgage insurance amount into the Mortgage Coach Advice Engine for display on the Total Cost Analysis.

1. Login to the Mortgage Coach Advice Engine. Select an existing client record or create a new client with the **NEW CLIENT** button.

Clients					• NEW CLIENT	Q SEARCH ALL
Recent Clients	Recent Views					7
First Name	Last Name	Presentation	Email	Last Updated	Referred	Funded
Sara	Miller	Purchase Option (30 YR, 20 YR & 15YR)	saramiller@outlook.com	3/31/2021 1:20:13 PM	Guidebook Sample TCA	0

2. Click on the loan product (ie. 30yr Fixed) on the left navigation menu. Next, select the Monthly Costs option below the product. Click on the GET MI PRICING button.

If FHA/VA/USDA is selected as the Upfront Premium type OR if the loan product is marked as a current mortgage, the GET MI PRICING button will be suppressed.

MORTGAGECOACH,   Enterprise Edition			
	20yr Fixed		
Fast Track: Purchase TCA	Now let's enter the monthly costs. HOA Dues		
Client      ✓	\$0.00		
	Hazard insurance amount		
두 Goals	\$105.00		
🗥 Assumptions 🗸	Property Tax Percent		
🔇 Affordability 🗸	\$416.67 1.250%		
20yr Fixed 🔷	Property Tax Deductible		
- Closing Costs	Other \$0.00		
- Monthly Costs	Mortgage Insurance Amount		
	\$0.00		
	GET MI PRICING		
📺 Presentation 🗸			

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3. Select NATIONAL MI. Click the Next button.



4. Complete the required fields. Choose Periodic Monthly or Single Premium for MI Duration Type. The MI Coverage Percent is determined based on Agency standards, but may be changed as needed. Click NEXT.

\*If the Affordability section for this presentation has not been completed, enter the Housing Expense Ratio and Debt to Income Ratio. If a co-borrower has been entered, two borrowers are sent to the MI provider with the same FICO.

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MI Pricing   NationalMi	
<ul> <li>✓ NationalMi.</li> </ul>	
Street Address*	
123 Your New Home	]
City*	
Plano	)
Zip Code*	
75024	]
State*	
Texas	]
Credit Score*	
750	]
Construction Type	
Attached 🗸	J
Number Of Units	
One Unit 🗸	]
Occupancy	
Primary ~	

MI Pricing   NationalMi
Debt To Income Before MI*
51.700%
Number Of Borrowers
1
MI Duration Type
Periodic Monthly 🗸
Special Program Options
None 🗸
MI Coverage Percent
12.000%
DU/LP Approval
None 🗸
Self Employed
First Time Homebuyer
NEXT



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5. NATIONAL MI will return the Total MI Amount as well as a Rate Quote ID. Click OK.



6. If "Periodic Monthly" was selected, the Total MI Amount will populate in the Mortgage Insurance Amount field in the Monthly Costs screen.

	20yr Fixed		
Fast Track: Purchase TCA	Now let's enter the monthly costs. HOA Dues		
& Client -	\$0.00		
	Hazard insurance amount		
☐ Goals	\$105.00		
Assumptions	Property Tax Percent		
(ś〉 Affordability 🖌 🗸	\$416.67 1.250%		
20yr Fixed 🔷	Property Tax Deductible		
- Closing Costs	Other \$0.00		
- Monthly Costs	Mortgage Insurance Amount		
📄 10yr Fixed 🖌 🛩	\$150.00		
Ø Analysis	GET MI PRICING		

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7. From the Total Cost Analysis Summary section, the consumer will click the MORE INFO button in the top right corner.

SUMMARY   QU	OTE DATE - 07/08/2021	
	20YR FIXED	10YR FIXED
PURCHASE PRICE:	\$400,000	\$400,000
LOAN AMOUNT:	\$360,945	\$360,945
INTEREST RATE:	3.000%	3.000%
APR:	*3.235%	*3.370%
TERM (MOS):	240	120
PAYMENT:	**\$2,673.46	**\$4,006.98
CASH TO CLOSE:	\$44,172.00	\$49,032.00
MONTHLY SAVINGS	\$1,333.52	\$0.00
1ST TOTAL INTEREST PERCENTAGE:	33.100%	15.870%
1ST LOAN 5 YR COST:	\$131,674.40	\$219,095.60
SAVINGS(60 MTH):	\$0	\$8,484
FREEDOM PT 1:	20.00 yrs	10.00 yrs
PAYMENT STREAM	PAYMENT STREAM	PAYMENT STREAM

8. The MI premium amount will display to the consumer in the **Payment Breakdown**.

Payment Breakdown	Closing Costs	Reinvestment	×		
PAYMENT BREAKDOWN	PAYMENT BREAKDOWN				
			10YR FIXED		
PRICE/VALUE:		\$400,000	\$400,000		
P&I (1ST):		\$2,001.79	\$3,485.31		
PROPERTY TAX:		\$416.67	\$416.67		
HAZARD INS:		\$105.00	\$105.00		
MTG INSURANCE:		\$150.00	\$0.00		
MONTHLY PAYMENT:		**\$2,673.46	**\$4,006.98		
HOA:		\$0.00	\$0.00		
OTHER		\$0.00	\$0.00		
REDUCTION PMT:		\$0.00	\$0.00		
INVESTMENT PMT:		\$0.00	\$0.00		
TOTAL PAYMENT:		**\$2,673.46	**\$4,006.98		



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## MORTGAGECOACH.

9. If "Single Premium" was selected, the Total MI Amount will populate in the Upfront Premium field on the Closing Costs screen. The Upfront Premium type will also update to Single in the Product screen.

	20yr Fixed		20yr Fixed
Fast Track: Purchase TCA	0.000%	Fast Track: Purchase TCA	Let's enter some product information
	Prepaid Int. Days Add Prepaid Int To Loan Amount		Product Name*
🛆 Client 🗸 🗸	0	👌 Client 🗸 🗸	20yr Fixed
두 Goals	Prepaid Escrows Add Prepaid Escrows To Loan Amount	₽ Goals	ADD PRODUCT FROM TEMPLATE
Assumptions	Non-APR Costs Add Non-APR Costs To Loan Amount	Assumptions	COPY FROM ANOTHER PRODUCT
(§) Affordability ~ □ 20ur Eixod	\$0.00	) Affordability 🗸	Is This A Existing 1st? Refi?
- Closing Costs	\$0.00	20yr Fixed 🔷	No Yes
- Monthly Costs	Earnest Money \$0.00	- Closing Costs	Loan Funded
🖉 Analysis	Single Premium*	- Monthly Costs	Upfront Premium
Tresentation ✓	\$2,628.00 0.730% %	$\mathcal{P}$ Analysis	Purchase Price*
	Add Single Premium To Loan Amount?	🚊 Presentation 🗸	\$400,000.00

10. From the Total Cost Analysis Summary section, the consumer will click the MORE INFO button in the top right corner.

SUMMARY   QU	OTE DATE - 07/08/2021	
		10YR FIXED
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LOAN AMOUNT:	\$360,945	\$360,945
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1ST LOAN 5 YR COST:	\$131,674.40	\$219,095.60
SAVINGS(60 MTH):	\$0	\$8,484
FREEDOM PT 1:	20.00 yrs	10.00 yrs
PAYMENT STREAM	PAYMENT STREAM	PAYMENT STREAM



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11. The Total Cost Analysis will display the premium amount to the consumer in the **Closing Costs Breakdown**.





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