

NationalMi[®]

I N T E G R A T I O N

National MI Integration

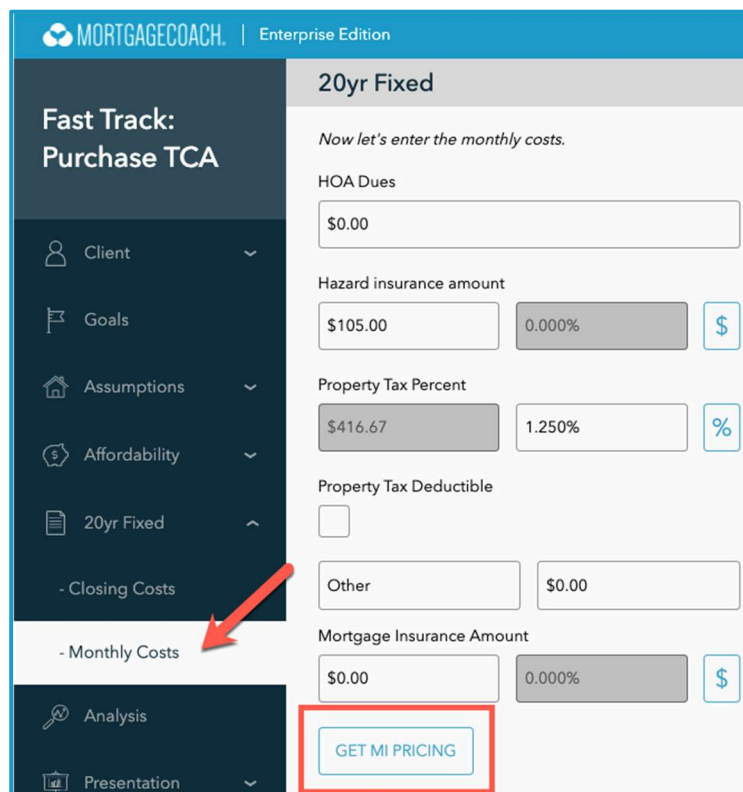
The integration with National MI allows you to import the appropriate mortgage insurance amount into the Mortgage Coach Advice Engine for display on the Total Cost Analysis.

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



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.

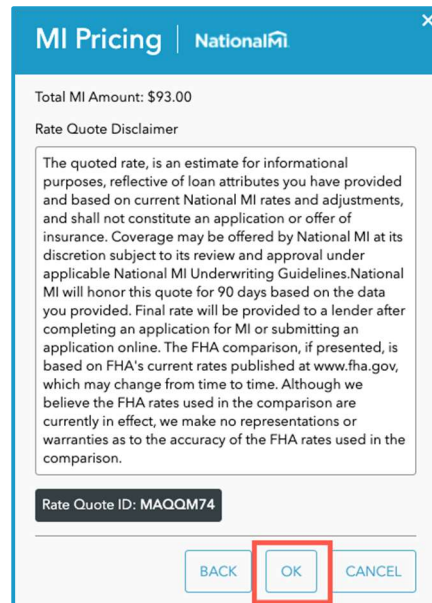


3. Select **NATIONAL MI**. Click the Next button.

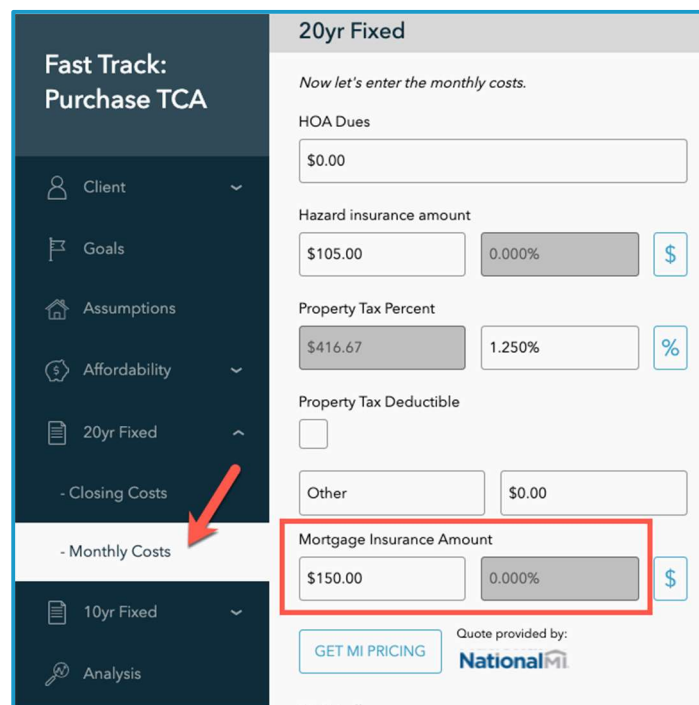
4. Complete the required fields. Choose Periodic Monthly or Single Premium for MI Duration Type. The MI Coverage Percent is determined based on Agency standards, but may be changed as needed. Click **NEXT**.

**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.*

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



- If “Periodic Monthly” was selected, the Total MI Amount will populate in the Mortgage Insurance Amount field in the Monthly Costs screen.



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

SUMMARY | QUOTE DATE - 07/08/2021 ➔ MORE INFO ...

	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

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

Payment Breakdown | Closing Costs | Reinvestment | (X)

PAYMENT BREAKDOWN

	20YR FIXED	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

- 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.

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

SUMMARY QUOTE 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%
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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

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

CLOSING COSTS		
	20YR FIXED	10YR FIXED
DOWN PMT/EQUITY:	\$40,000.00	\$40,000.00
LOAN TO VALUE:	90.240%	90.240%
APR COSTS:	\$1,455.00	\$1,455.00
NON-APR COSTS:	\$3,662.00	\$3,662.00
POINTS:	\$0.00	\$0.00
UFMIP/FF/GF/SP:	\$2,628.00	\$4,860.00
PREPAIDS:	\$0.00	\$0.00
CONTRIBUTIONS:	\$275.00	\$275.00
EARNEST MONEY:	\$0.00	\$0.00
CASH TO CLOSE:	\$46,800.00	\$49,032.00
FEE DETAIL	FEE DETAIL	FEE DETAIL