MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY

MGIC

Michigan State Housing Development Authority (MSHDA) Rates

Great Lakes State Rates — MGIC Program #1964

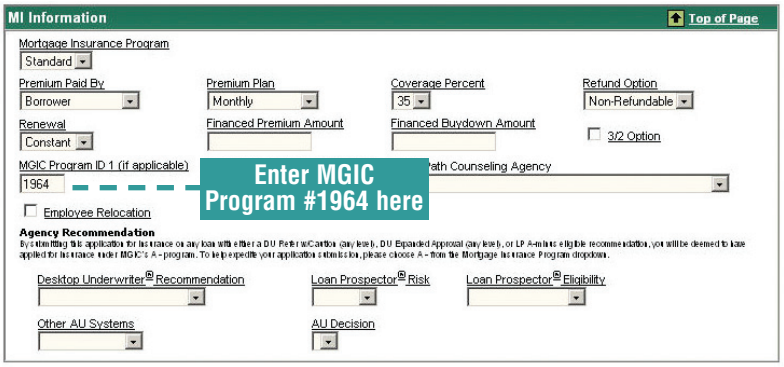
These premiums are available only on loans funded by the Michigan State Housing Development Authority that meet MGIC eligibility criteria and guidelines for MSHDA loans.

Great Lakes State Monthly & Single Premium Rates			Maximum 40-Year Amortization			
			Annualized Monthly/ZOMP! Plan		Single Premium Plan	
			No Refund		Refundable	
			1st Year & Renewals			
Base LTV (%) 620+ FICO	MGIC Coverage (%)	Reduces Exposure To (%)	Fixed	STEP or Temp Buydown	Fixed	STEP or Temp Buydown
103 -97.01	35	67	.70%	N/A	2.85%	N/A
97 -95.01	28	70	.61	.81%	2.48	3.13%
95 -90.01	25	71	.50	.63	1.98	2.38
90 -85.01	20	72	.38	.46	1.47	1.71
85 -80.01	20	68	.35	.38	1.15	1.45

Great Lakes State Split Premium Rates			Maximum 40-Year Amortization			
			Split Premium Plan - 1			
			Fixed		STEP or Temp Buydown	
			Refundable		Refundable	
Base LTV (%) 620+ FICO	MGIC Coverage (%)	Reduces Exposure To (%)	Upfront	Annualized Monthly	Upfront	Annualized Monthly
103 -97.01	35	67	1.65%	.25%	N/A	N/A
97 -95.01	28	70	1.32	.25	1.91%	.25%
95 -90.01	25	71	.89	.25	1.25	.25
90 -85.01	20	72	.45	.25	.68	.25
85 -80.01	20	68	.33	.25	.44	.25

NOTES

- **Fixed-Payment Loans** – Feature level or declining payments for the first five years and cannot offer any buydowns, rate concessions or the potential for negative amortization during the first five years.
- **Premium Payment Options** – This program has different payment options: Monthly/ZOMP!, Singles and Split Premiums.
  - Monthly Premium – the initial month's premium is due at closing.
  - ZOMP! – the initial month's premium will be billed by MGIC the month the first payment is due.
  - Single Premium – the premium is due at closing.
  - Split Premium – the upfront premium is due at closing and the monthly portion will be billed by MGIC with the first payment due the month the first mortgage payment is due.
- **Declining Renewal** – Multiply the loan balance by the annualized monthly rate and divide that result by 12 months. The premium will be adjusted at each annual anniversary of the certificate based on the outstanding loan balance.
- **Constant Renewal** – Multiply the original loan balance by the annualized monthly rate and divide that result by 12 months. The resulting premium is due each month through the tenth (10) year. In each year, eleven through term (11-term), the premium rate is reduced to .20% or remains the same if the rate is less than .20%. Premium rate adjustments do not increase the .20% rate in years 11-term.
- **Financed Premium** – For loans on which the single premium or the upfront premium is included in the insured loan balance, the LTV category is determined by the loan amount before the premium is added. For loans with Split Premiums, the monthly premium is calculated on the total loan amount.
- **Single Premium Option** – One-time premium provides coverage until the loan amortizes to 78% of original value.
- **Refunds for Cancellation or Termination** – Monthly premiums are nonrefundable for the rates shown. If a refundable premium option is preferred, add .01% to the monthly rate under the Standard Monthly or the Split Premium Plans. The upfront premium in the Split and Single Premium Plans will be refunded on a pro rata basis if the coverage on the insured loan is cancelled during the first two years. With nonrefundable premiums, there is no refund when coverage is cancelled except for cancellation or termination under the Federal Homeowners Protection Act of 1998.



MI on the WEB

Operational Instructions:

Go to **www.mgic.com** and choose **Order MI**.

1. If your name is not shown as the Current User, click **"Change User"** and select your name from the drop-down. If your name is not in the drop-down, click **"Add New User"** to add yourself to the User list.
2. To enter a new loan, click **"Enter a Loan."** To import a loan file, click **"Browse,"** select your file, click **"Open"** and then **"Upload a Loan."** To view or resubmit a previously submitted loan, click **"Manage Loans."**
3. To apply for MI, complete the MI App and click **"Submit For Underwriting."**
4. Be sure to enter 1964 in the MGIC Program ID box. If choosing the Split Premium Plan, select **Split-1** under the Premium Plan pull-down menu.

To learn more about MI on the WEB and other submission methods, contact your MGIC Account Manager.

For information regarding this program, please contact your MGIC Account Manager or your MGIC Regional Underwriting Service Center. See MGIC's website, ***www.mgic.com***, for additional information on rate filings and our complete Underwriting Guide.

Sept. 27, 2006

Special Pricing Eligibility Criteria and Guidelines – MSHDA (#1964)

The criteria below relate to eligibility for MGIC's special bond program premiums. MSHDA may have additional criteria for eligibility. Lenders are responsible for assuring each loan complies with both bond program requirements and MGIC's requirements.

Eligible Loans

Maximum LTV/CLTV:

FICO	LTV / CLTV	If MI Financed
620 - 679*	100% / 105%	100% / 106%
680+	103% / 105%	

** Or equivalent nontraditional credit*

Maximum DTI:

- 45.00% or determined by Desktop Underwriter® (DU) or Loan Prospector® (LP)

Documentation Type:

- Standard documentation required
- DU/LP required documentation for nonstated programs is acceptable
- **Ineligible:** Stated income or stated assets (SISA)

Loan Type:

- Fixed-Rate
- Temporary buydown permitted as per MSHDA STEP program guidelines
- **Ineligible:** Balloons, A-Minus products (e.g.: DU Expanded Approvals, LP Caution), or Negative Amortization

Loan Purpose:

- Purchase-Only (including rehab and construction)

Allowable Subordinate Financing:

- Second mortgages for down payment and closing-cost assistance

Borrower Eligibility

Minimum Borrower Contribution:

- None required

Minimum Borrower Reserves:

- None required

Credit

Automated Underwriting:

- DU Approve or LP Accept with the following minimum FICOs:

LTV	Minimum FICO
80.01% - 100.00%	620
100.01% - 103.00%	680

- DU Expanded Approval or LP Caution – Not Eligible

Manual Underwriting:

- Traditional Credit or Nontraditional Credit – Must meet MGIC Standard Underwriting Guidelines for minimum established credit and payment history

LTV	Minimum FICO
80.01% - 100.00%	620*
100.01% - 103.00%	680

** Or equivalent nontraditional credit*

Property Eligibility

Property Type:

- 1- to 2-units
- Owner-Occupied Primary Residence
- Attached, Detached, Condos and Co-ops (Co-ops limited to maximum 90% LTV)
- **Ineligible:** Manufactured Housing

Please refer to MGIC's Standard Underwriting Guidelines for criteria not addressed above.

Loan Prospector® is a registered trademark of Freddie Mac.
Desktop Underwriter® is a registered trademark of Fannie Mae.

MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY

MGIC

Michigan State Housing Development Authority (MSHDA) Rates

Standard Premiums — MGIC Program #2881

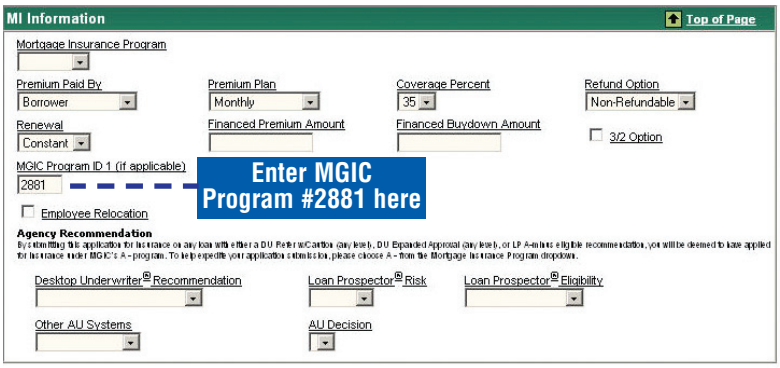
Michigan State HDA Standard Monthly & Single Premium Rates			Maximum 40-Year Amortization			
			Annualized Monthly/ZOMP! Plan		Single Premium Plan	
			No Refund		Refundable	
			1st Year & Renewals			
Base LTV (%) 620+ FICO	MGIC Coverage (%)	Reduces Exposure To (%)	Fixed	STEP or Temp Buydown	Fixed	STEP or Temp Buydown
103 -97.01	35	67	.96%	N/A	4.45%	N/A
97 -95.01	28	70	.79	1.00%	3.65	4.65%
95 -90.01	25	71	.67	.73	2.65	2.85
90 -85.01	20	72	.42	.48	1.75	1.80
85 -80.01	20	68	.39	.44	1.50	1.70

Premium Adjustments

Manufactured Housing	+ .20%	+1.00%

NOTES

- **Fixed-Payment Loans** – Feature level or declining payments for the first five years and cannot offer any buydowns, rate concessions or the potential for negative amortization during the first five years.
- **Premium Payment Options** – This program has different payment options: Monthly/ZOMP! and Singles.
  - · Monthly Premium – the initial month's premium is due at closing.
  - · ZOMP! – the initial month's premium will be billed by MGIC the month the first payment is due.
  - · Single Premium – the premium is due at closing.
- **Declining Renewal** – Multiply the loan balance by the annualized monthly rate and divide that result by 12 months. The premium will be adjusted at each annual anniversary of the certificate based on the outstanding loan balance.
- **Constant Renewal** – Multiply the original loan balance by the annualized monthly rate and divide that result by 12 months. The resulting premium is due each month through the tenth (10) year. In each year, eleven through term (11-term), the premium rate is reduced to .20% or remains the same if the rate is less than .20%. Premium rate adjustments do not increase the .20% rate in years 11-term.
- **Financed Premium** – For loans on which the single premium is included in the insured loan balance, the LTV category is determined by the loan amount before the premium is added.
- **Single Premium Option** – One-time premium provides coverage until the loan amortizes to 78% of original value.
- **Refunds for Cancellation or Termination** – Monthly premiums are nonrefundable for the rates shown. If a refundable premium option is preferred, add .01% to the monthly rate under the Standard Monthly Plan. The Single Premium Plan will be refunded on a pro rata basis if the coverage on the insured loan is cancelled during the first two years. With nonrefundable premiums, there is no refund when coverage is cancelled except for cancellation or termination under the Federal Homeowners Protection Act of 1998.



MI on the WEB

Operational Instructions:

Go to **www.mgic.com** and choose **Order MI**.

1. If your name is not shown as the Current User, click **"Change User"** and select your name from the drop-down. If your name is not in the drop-down, click **"Add New User"** to add yourself to the User list.
2. To enter a new loan, click **"Enter a Loan."** To import a loan file, click **"Browse,"** select your file, click **"Open"** and then **"Upload a Loan."** To view or resubmit a previously submitted loan, click **"Manage Loans."**
3. To apply for MI, complete the MI App and click **"Submit For Underwriting."**
4. Be sure to enter 2881 in the MGIC Program ID box.

To learn more about MI on the WEB and other submission methods, contact your MGIC Account Manager.

For information regarding this program, please contact your MGIC Account Manager or your MGIC Regional Underwriting Service Center. See MGIC's website, ***www.mgic.com***, for additional information on rate filings and our complete Underwriting Guide.

Standard "A" Pricing Eligibility Criteria and Guidelines – MSHDA (#2881)

The criteria below relate to eligibility for MGIC's Standard "A" premiums. MSHDA may have additional criteria for eligibility. Lenders are responsible for assuring each loan complies with both bond program requirements and MGIC's requirements. **Variances to Special Pricing Eligibility Criteria are shown in blue.**

Eligible Loans

Maximum LTV/CLTV:

FICO	LTV / CLTV	If MI Financed
620 - 679*	100% / 105%	100% / 106%
680+	103% / 105%	

** Or equivalent nontraditional credit*

Maximum DTI:

- 45.00% or determined by DU/LP

Documentation Type:

- Standard documentation required
- DU/LP required documentation for nonstated programs is acceptable
- **Ineligible:** Stated income or stated assets (SISA)

Loan Type:

- Fixed-Rate
- Temporary buydown permitted as per MSHDA STEP program guidelines
- **Ineligible:** Balloons, A-Minus products (e.g.: DU Expanded Approvals, LP Caution), or Negative Amortization

Loan Purpose:

- Purchase-Only (including rehab and construction)

Allowable Subordinate Financing:

- Second mortgages for down payment and closing-cost assistance

Borrower Eligibility

Minimum Borrower Contribution:

- None required

Minimum Borrower Reserves:

- None required

Credit

Automated Underwriting:

- **DU Approve or LP Accept (Loans with LTV's greater than 97% require a minimum FICO of 680)**
- DU Expanded Approval or LP Caution – **MGIC "A-" Expanded Criteria Rates**

Manual Underwriting:

- Traditional Credit or Nontraditional Credit – Must meet MGIC Standard Underwriting Guidelines for minimum established credit and payment history

LTV	Minimum FICO
80.01% - 100.00%	620*
100.01% - 103.00%	680

** Or equivalent nontraditional credit*

Property Eligibility

Property Type:

- 1- to 2-units
- Owner-Occupied Primary Residence
- Attached, Detached, and Condos
- **Manufactured Housing (Maximum LTV 95% if DU Approve/Eligible or LP Accept/Eligible, otherwise limited to maximum 90% LTV with minimum 660 FICO)**
- **Ineligible: Single-Wide Manufactured Housing**

Please refer to MGIC's Standard Underwriting Guidelines for criteria not addressed above.

Loan Prospector® is a registered trademark of Freddie Mac.
Desktop Underwriter® is a registered trademark of Fannie Mae.