



# CMG MORTGAGE INSURANCE COMPANY

## Working with You to Expand Homeownership

# NATIONWIDE RATES

Monthly Premium

Base LTV	CMG MI Coverage %	Reduces Exposure to	Fixed		ARMs with annual caps of 1% or less (includes Temporary Buydowns)		ARMs with annual caps greater than 1%	
			> 25 up to 40-Year 1st Mo. and Renewals through Year 10	≤ 25-Year through Year 10	> 25 up to 40-Year 1st Mo. and Renewals through Year 10	≤ 25-Year through Year 10	> 25 up to 40-Year 1st Mo. and Renewals through Year 10	≤ 25-Year through Year 10
			R E F U N D**		R E F U N D**		R E F U N D**	
95.01% and above	40	59	0.94	0.84	1.16	1.05	1.20	1.09
	35	64	0.81	0.71	0.98	0.86	1.05	0.92
	30	68	0.69	0.60	0.84	0.69	0.90	0.77
	28	70	0.65	0.55	0.79	0.66	0.84	0.71
	25	73	0.58	0.48	0.71	0.60	0.75	0.64
	20	78	0.47	0.37	0.58	0.49	0.62	0.53
	18	80	0.43	0.34	0.52	0.45	0.56	0.48
95% -90.01	35	62	0.73	0.65	0.86	0.77	0.89	0.81
	30	67	0.63*	0.53	0.71*	0.63*	0.75*	0.66*
	27	70	0.57	0.48	0.62	0.53	0.65	0.57
	25	72	0.52	0.42*	0.58	0.48	0.62	0.52
	22	75	0.49	0.39	0.55	0.46	0.58	0.49
	18	78	0.42	0.32	0.45	0.37	0.48	0.40
	16	80	0.37	0.29	0.39	0.31	0.42	0.34
90% -85.01	35	59	0.53	0.45	0.66	0.58	0.69	0.61
	30	63	0.47	0.39	0.58	0.50	0.62	0.53
	25	68	0.39*	0.29	0.48*	0.38*	0.52*	0.42*
	20	72	0.32	0.24	0.37	0.27	0.41	0.31
	17	75	0.26	0.16	0.31	0.21	0.35	0.25
	12	80	0.22	0.14*	0.23	0.15	0.26	0.16
85% & under	30	60	0.41	0.32	0.48	0.40	0.52	0.43
	25	64	0.33	0.25	0.37	0.30	0.41	0.33
	20	68	0.29	0.19	0.34	0.25	0.37	0.28
	17	71	0.25	0.15	0.27	0.18	0.32	0.22
	12	75	0.21*	0.13	0.22*	0.14*	0.25*	0.15*
	6	80	0.16	0.10*	0.17	0.10	0.18	0.10

\* Highlighted rates represent typical Fannie Mae/Freddie Mac requirements for 30- and 15-year loans. For coverage requirements for other loan terms, please check with your investor.

\*\* Non-refundable option available. Refer to [www.cmgmi.com](http://www.cmgmi.com) for more details.



CMG Mortgage Insurance Company  
 A Joint Venture between PMI Mortgage Insurance Co. and  
 CUNA Mutual Investment Corporation

**CMG Single Premium — Refundable**

LTV	Coverage %	Fixed		ARMs with annual caps of 1% or less (includes Temporary Buydowns)		ARMs with annual caps greater than 1%	
		> 25 up to 40-Year	≤ 25-Year	> 25 up to 40-Year	≤ 25-Year	> 25 up to 40-Year	≤ 25-Year
97.01% and above	40	4.60	2.80	5.60	4.15	5.80	4.35
	35	3.95	2.65	5.00	3.70	5.15	3.85
	30	3.25	2.30	4.40	3.50	4.60	3.60
	28	3.05	2.20	4.15	3.40	4.35	3.55
	25	2.70	1.85	3.80	3.20	4.00	3.30
	20	2.10	1.65	3.20	2.40	3.40	2.70
97% -95.01	18	1.75	1.55	3.00	1.85	3.20	2.25
	35	3.00	2.45	4.50	3.10	4.60	3.00
	30	2.55	2.20	3.90	3.00	4.10	2.80
	28	2.30	2.00	3.70	2.90	3.85	2.60
	25	2.05	1.70	3.40	2.50	3.55	2.40
	20	1.90	1.35	2.85	2.05	3.00	2.20
95% -90.01	18	1.70	1.25	2.65	1.65	2.80	2.05
	35	2.80	1.80	3.20	1.90	3.65	2.15
	30	2.35*	1.50	2.70*	1.60*	2.90*	1.75*
	27	2.10	1.40	2.30	1.50	2.50	1.60
	25	1.95	1.25*	2.15	1.35	2.40	1.55
	22	1.85	1.15	2.05	1.25	2.25	1.40
90% -85.01	16	1.45	0.90	1.70	1.00	1.85	1.10
	35	2.10	1.20	2.40	1.30	2.70	1.60
	30	1.80	0.95	2.05	1.05	2.20	1.25
	25	1.50*	0.75	1.65*	0.85*	1.75*	1.00*
	20	1.20	0.65	1.25	0.65	1.40	0.90
	17	1.05	0.35	1.10	0.50	1.25	0.65
85% & under	12	0.80	0.20*	0.90	0.25	0.95	0.35
	30	1.35	0.75	1.65	1.00	1.75	1.20
	25	1.15	0.60	1.30	0.80	1.50	0.95
	20	0.90	0.50	1.10	0.65	1.20	0.75
	17	0.85	0.35	0.90	0.50	1.05	0.60
	12	0.70*	0.20	0.75*	0.25*	0.90*	0.35*
6	0.45	0.15*	0.55	0.20	0.70	0.30	

**CMG Single Premium — Non-Refundable**

LTV	Coverage %	Fixed		ARMs with annual caps of 1% or less (includes Temporary Buydowns)		ARMs with annual caps greater than 1%	
		> 25 up to 40-Year	≤ 25-Year	> 25 up to 40-Year	≤ 25-Year	> 25 up to 40-Year	≤ 25-Year
97.01% and above	40	4.15	2.60	5.00	3.85	5.25	3.95
	35	3.70	2.45	4.55	3.40	4.85	3.45
	30	3.10	2.10	4.05	3.20	4.20	3.20
	28	2.90	2.00	3.85	3.10	4.00	3.15
	25	2.50	1.65	3.50	2.90	3.65	2.90
	20	1.95	1.45	3.00	2.10	3.20	2.30
97% -95.01	18	1.60	1.35	2.80	1.55	3.00	1.85
	35	2.50	2.25	3.75	2.80	4.30	2.70
	30	2.30	2.00	3.60	2.70	3.75	2.50
	28	2.05	1.80	3.40	2.60	3.55	2.30
	25	1.90	1.55	3.10	2.20	3.25	2.10
	20	1.70	1.20	2.65	1.75	2.80	1.90
95% -90.01	18	1.50	1.10	2.50	1.35	2.65	1.75
	35	2.45	1.60	3.00	1.60	3.30	1.85
	30	2.20*	1.30	2.50*	1.30*	2.70*	1.45*
	27	1.95	1.20	2.15	1.20	2.30	1.30
	25	1.80	1.05*	1.95	1.05	2.15	1.25
	22	1.55	0.95	1.70	0.95	1.90	1.10
90% -85.01	16	1.20	0.70	1.35	0.70	1.45	0.80
	35	1.75	1.00	2.00	1.15	2.25	1.45
	30	1.55	0.75	1.75	0.90	1.90	1.10
	25	1.25*	0.55	1.35*	0.70*	1.50*	0.85*
	20	1.15	0.45	1.20	0.50	1.30	0.75
	17	0.95	0.25	1.00	0.35	1.10	0.50
85% & under	12	0.70	0.15*	0.80	0.20	0.80	0.30
	30	1.25	0.65	1.55	0.90	1.60	1.10
	25	1.05	0.55	1.25	0.70	1.40	0.85
	20	0.80	0.45	0.95	0.55	1.10	0.65
	17	0.75	0.30	0.80	0.40	0.90	0.50
	12	0.60*	0.18	0.65*	0.20*	0.75*	0.32*
6	0.40	0.12*	0.45	0.15	0.55	0.25	

\* Highlighted rates represent typical Fannie Mae/Freddie Mac requirements for 30- and 15-year loans. For coverage requirements for other loan terms, please check with your investor.

Standard Annual

Base LTV	CMG MI Coverage %	Reduces Exposure to	> 25 up to 40-Year Renewals		≤ 25-Year Renewals		
			1st Year Refund	Amortized and Constant	1st Year Refund	Amortized	Constant 2-10
95.01% and above	40	59	2.50	0.40	2.40	0.30	0.25
	35	64	1.95	0.40	1.85	0.30	0.25
	30	68	1.45	0.40	1.35	0.30	0.25
	28	70	1.30	0.40	1.20	0.30	0.25
	25	73	1.00	0.40	0.90	0.30	0.25
	18	80	0.45	0.38	0.40	0.30	0.25
95% -90.01	35	62	1.65	0.38	1.60	0.25	0.20
	30	67	1.30*	0.37*	1.25	0.25	0.20
	27	70	1.05	0.37	0.95	0.25	0.20
	25	72	0.85	0.37	0.75*	0.25*	0.20*
	22	75	0.75	0.37	0.65	0.25	0.20
90% -85.01	35	59	1.10	0.29	1.00	0.20	0.15
	30	63	0.80	0.29	0.70	0.20	0.15
	25	68	0.50*	0.29*	0.45	0.20	0.15
	20	72	0.30	0.24	0.28	0.20	0.15
	17	75	0.23	0.23	0.13	0.13	0.13
	12	80	0.19	0.19	0.10*	0.10*	0.10*
85% & under	30	60	0.70	0.27	0.55	0.20	0.15
	25	64	0.39	0.27	0.34	0.20	0.15
	20	68	0.30	0.22	0.18	0.15	0.15
	17	71	0.22	0.22	0.12	0.12	0.12
	12	75	0.18*	0.18*	0.10	0.10	0.10
	6	80	0.13	0.13	0.10*	0.10*	0.10*

Fixed

Standard Annual

Base LTV	CMG MI Coverage %	Reduces Exposure to	> 25 up to 40-Year Renewals		≤ 25-Year Renewals		
			1st Year Refund	Amortized and Constant	1st Year Refund	Amortized	Constant 2-10
95.01% and above	40	59	3.20	0.50	3.10	0.35	0.30
	35	64	2.35	0.50	2.25	0.35	0.30
	30	68	1.75	0.50	1.65	0.35	0.30
	28	70	1.57	0.50	1.47	0.35	0.30
	25	73	1.25	0.50	1.15	0.35	0.30
	18	80	0.49	0.49	0.45	0.35	0.30
95% -90.01	35	62	1.90	0.48	1.60	0.30	0.25
	30	67	1.43*	0.42*	1.25*	0.30*	0.25*
	27	70	1.10	0.42	1.00	0.30	0.25
	25	72	0.95	0.42	0.85	0.30	0.25
	22	75	0.83	0.42	0.75	0.30	0.25
90% -85.01	35	59	1.15	0.39	1.05	0.25	0.20
	30	63	0.85	0.39	0.75	0.25	0.20
	25	68	0.55*	0.34*	0.50*	0.25*	0.20*
	20	72	0.35	0.33	0.30	0.18	0.18
	17	75	0.28	0.28	0.18	0.18	0.18
	12	80	0.20	0.20	0.12	0.12	0.12
85% & under	30	60	0.75	0.28	0.60	0.25	0.20
	25	64	0.47	0.28	0.40	0.25	0.20
	20	68	0.34	0.28	0.24	0.20	0.20
	17	71	0.27	0.20	0.16	0.16	0.16
	12	75	0.19*	0.14*	0.11*	0.11*	0.11*
	6	80	0.13	0.13	0.10	0.10	0.10

ARMs with annual caps of 1% or less  
(includes Temporary Buydowns)

Standard Annual

Base LTV	CMG MI Coverage %	Reduces Exposure to	> 25 up to 40-Year Renewals		≤ 25-Year Renewals		
			1st Year Refund	Amortized and Constant	1st Year Refund	Amortized	Constant 2-10
95.01% and above	40	59	3.60	0.49	3.50	0.30	0.25
	35	64	2.65	0.49	2.55	0.30	0.25
	30	68	2.05	0.49	1.95	0.30	0.25
	28	70	1.80	0.49	1.70	0.30	0.25
	25	73	1.45	0.49	1.35	0.30	0.25
	18	80	0.65	0.49	0.60	0.30	0.25
95% -90.01	35	62	1.95	0.49	1.80	0.30	0.25
	30	67	1.45*	0.49*	1.40*	0.30*	0.25*
	27	70	1.25	0.42	1.15	0.30	0.25
	25	72	1.10	0.42	1.00	0.30	0.25
	22	75	0.95	0.42	0.85	0.30	0.25
90% -85.01	35	59	1.25	0.39	1.15	0.30	0.25
	30	63	0.95	0.39	0.85	0.30	0.25
	25	68	0.65*	0.34*	0.60*	0.30*	0.25*
	20	72	0.50	0.34	0.45	0.25	0.25
	17	75	0.40	0.30	0.22	0.22	0.22
	12	80	0.26	0.26	0.12	0.12	0.12
85% & under	30	60	0.80	0.32	0.65	0.30	0.25
	25	64	0.50	0.32	0.40	0.25	0.25
	20	68	0.40	0.32	0.26	0.20	0.20
	17	71	0.29	0.29	0.18	0.18	0.18
	12	75	0.22*	0.22*	0.12*	0.12*	0.12*
	6	80	0.15	0.15	0.10	0.10	0.10

ARMs with annual caps greater than 1%

\* Highlighted rates represent typical Fannie Mae/Freddie Mac requirements for 30- and 15-year loans. For coverage requirements for other loan terms, please check with your investor.

# NOTES

The initial exposure calculation is based on the highest loan-to-value in each category. If the premium is financed, the exposure will increase, and more coverage may be necessary. Please contact your CMG MI Account Executive or visit [www.cmgmi.com](http://www.cmgmi.com) for additional information.

## MI PLAN INFORMATION

### CMG MONTHLY

CMG Monthly requires one month's mortgage insurance premium payment at loan closing. Premiums are paid monthly.

### CMG EZ MONTHLY

CMG EZ Monthly requires no mortgage insurance premium payment at loan closing. The initial premium is paid with the first loan payment.

Please note because the payment is made in arrears, refunds might not be due under monthly plans.

### CMG SINGLE PREMIUM

CMG Single Premium is a one-time charge that can either be paid up front or financed into the loan amount. CMG Single Premium coverage remains in force until termination is required by applicable state or federal law.

### LEVEL ANNUAL

For Level Annual rates, subtract 3 basis points from the Monthly rate. The amortized annual renewal rate is the same as the first year rate and is applied to the outstanding loan balance for years two through term. The constant renewal rate for years two through ten is the same as the first year and is applied to the original insured loan balance.

### STANDARD ANNUAL

The initial premium for one-year term is paid at closing with renewal premiums paid annually thereafter. Premiums may be financed into the loan. The amortized annual renewal rate is applied to the outstanding loan balance. The constant annual renewal rate is applied to the original loan balance.

### Constant Renewal Rates for All Premium Plans Years 11-Term

For Monthly, Standard and Level Annual premium plans utilizing constant renewal rates, the rates for years 11 through term are .17% for 30 year loans; .125% for fixed rate 15-25 year loans; .15% for 15-25 year Temporary Buydowns and ARM loans. If the Level rate (years 1-10) is less than the rates stated above, the constant renewal rate (years 11-term) is equal to the Level rate (years 1-10).

### MINIMUM RATE - ALL PLANS

The minimum rate for annual and monthly plans is 10 basis points (0.10%) including all discounts. The minimum rate for CMG Single Premium plans is 50 basis points (0.50%) for loan terms of 26 years or greater and 15 basis points (0.15%) for loan terms of 25 years or less.

## RATE ADJUSTMENTS

### GRADUATED PAYMENT

For fixed rate loans with graduated payment features that allow payment changes up to 2% per year (e.g., Fannie Mae's Start-Up Mortgage or SUM), add 4 basis points to the applicable Level Annual or Monthly rate for Fixed-Rate, Fixed-Payment Mortgages. Loans with potential or scheduled negative amortization are not eligible. The surcharge is waived for constant renewal plans for years 11 through term only.

### SECOND HOMES

Add 14 basis points to the Level Annual or Monthly rate. For Single Premium rates, add 90 basis points for loan terms greater than 25 years and 60 basis points for loan terms of 25 years or less to the applicable rate. The surcharge is waived for constant renewal plans for years 11 through term only.

### INVESTOR-OWNED PROPERTIES

Add 32 basis points to the applicable Monthly, Standard or Level Annual rate or add 160 basis points to the applicable CMG Single Premium rate. This surcharge is waived for constant renewal plans for years 11 through term only.

### 3-4 UNIT OWNER-OCCUPIED PROPERTIES

Add 32 basis points to the applicable Monthly, Standard or Level Annual rate, or add 160 basis point surcharge to the applicable CMG Single Premium rate. This surcharge is waived for investor-owner properties and constant renewal plans for years 11 through term only.

### MANUFACTURED HOMES

For loans with a credit (FICO) score, or comparable credit history, of at least 620 and up to 659, add 20 basis points to the applicable Monthly, Standard or Level Annual rate, or add 86 basis points to the applicable Single Premium rate. For loans with a credit (FICO) score, or comparable credit history, of 660 and up, add 14 basis points to the applicable Monthly, Standard or Level Annual rate, or add 60 basis points to the applicable Single Premium rate. The surcharge is waived for constant renewal plans for years 11 through term only.

### RATE & TERM REFINANCED Program

Subtract 5 basis points from the applicable Monthly, Standard or Level Annual rate. Subtract 25 basis points for loan terms greater than 25 years and 10 basis points for loan terms of 25 years or less from the applicable Single Premium rate (for mortgages refinanced for the purpose of changing the loan's interest rate or term.) For Constant Renewals, the discount is waived for Monthly, Standard or Level Annual rate for years 11 through term.

### NONREFUNDABLE MONTHLY PREMIUM

Subtract 1 basis point from applicable Monthly rate.

## MORTGAGE TYPES

Fixed payment mortgages feature level payments for the first five years of the mortgage. All acceptable plans must have:

- An initial payment rate equal to or greater than the initial accrual rate, and
- No temporary buydowns, negative amortization, rate concessions, balloon mortgages with terms of less than five years, or instruments with graduated payment features.

Loans classified as "ARMs with annual caps of 1% or less" feature payment changes or the potential for payment changes, and have effective annual interest rate caps of 1% or less. Included are:

- Fixed rate loans with 1% annual temporary buydowns.
- One-year or six-month ARMs with 1% or less annual effective interest rate caps.
- Three year ARMs with succeeding three year adjustment periods that have an interest rate adjustment in each three year period of 2% or less
- 3/1 ARMs with a 3 year fixed rate period will be priced in the 1% or less ARM rate category, regardless of the percentage or the rate cap per year.

Loans featuring potential or scheduled negative amortization are not eligible.

Loans classified as "ARMs with annual caps greater than 1%" feature payment changes or the potential for payment changes, and have effective annual interest rate caps greater than 1%. Included are:

- Adjustable rate mortgages.
- Balloon mortgages with a term of less than five years.
- Mortgages with rate concessions and buydowns.

Loans featuring potential or scheduled negative amortization are not eligible.

Rates may vary from state to state and must be selected based on the location of the property.

### MAXIMUM LOAN-TO-VALUE

Maximum loan-to-value subject to state regulatory limits.

### NOTE FOR NEW YORK LOANS

On loans with less than 80% LTV, only those that comply with New York Insurance Law 6501 (c)(c3) are eligible for these premium plans. Loans with potential negative amortization are ineligible for mortgage insurance in the State of New York.

### REFUNDS

For Level Annual and Standard Annual policies, refunds are pro-rata. For CMG Single Premium Refundable Plan policies canceled prior to the automatic termination date, refunds will be provided based on the CMG Single Premium Refund Schedule. To obtain a copy of the refund schedule, please contact your CMG MI Account Executive or visit [www.cmgmi.com](http://www.cmgmi.com). For Monthly policies and policies terminated under the Homeowners Protection Act of 1998, refunds will be provided based on unearned premium.

### MINIMUM FICO SCORE

CMG MI's Standard rates apply to loans having a credit (FICO) score of at least 620 or comparable credit history. Please visit [www.cmgmi.com](http://www.cmgmi.com) or contact your CMG MI Account Executive to obtain CMG MI's A-Minus rates for loans with FICO scores below 620.



CMG Mortgage Insurance Company  
A Joint Venture between PMI Mortgage Insurance Co. and  
CUNA Mutual Investment Corporation

Bus: (888) 746-6264 • Fax: (888) 763-2264

1675-P101 (7/08)