

CMG Mortgage Insurance Company

Headlines

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CMG MI Expands Online Calculator for 2006

CMG Mortgage Insurance Company (CMG MI) is launching the upgraded MI AdvantageSM Calculator this month – just in time for the critical spring homebuying season.

The Calculator was originally developed to enable Credit Unions and their Members to compare various mortgage insurance (MI) plans to an 80% loan-to-value (LTV) first loan with a purchase money second. In addition, the Calculator offers Credit Unions the ability to evaluate the extent of their potential risk exposure for each of the plans compared.

As part of its ongoing effort to provide Credit Unions with more of the technology tools that support the way they do business, CMG MI followed up with customers using the Calculator to find out how it could be improved and enhanced to meet their needs.

Try Out These Great New Features!

Feedback from Credit Unions was instrumental in developing the expanded version of the MI Advantage Calculator. The tool offers a number of new functionalities, including the ability to:

- ❖ Compare Single Premium plans, with premium financed or paid up-front
- ❖ Enter the loan amount and let the Calculator figure out the LTV
- ❖ Easily compare monthly to annual plans through annualized monthly rates.

- ❖ No need to round up the LTV – now you can enter odd LTV amounts
- ❖ Provide additional support with a Help page and tooltips

More Links = More Efficiency

The Calculator's "Results" page now features a direct link to our e-cmgmi Origination System. This means Credit Unions can run the comparisons, check the results and then order an MI certificate if they choose – seamlessly, in just a few clicks!

For even greater convenience, Credit Unions can now add the Calculator's URL link to their own Web sites, enhancing their online business presence and providing a more complete workstation environment for staff. Members will also appreciate online access to the Calculator via their own Credit Union's site. To install a link to the MI Advantage Calculator on your Web site, send an e-mail to webmaster@cmgmi.com.

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“Credit Unions typically experience much greater volume at this critical time in the homebuying cycle,” said Joe Lynch, Director of Technology at CMG MI. “They need tools that can facilitate the quick turnaround that Members demand and their own businesses depend on. The Calculator’s new features meet that need and will save time and money for busy Credit Unions – and their Members.

“We’ll continue to solicit feedback from our customers to help us plan future improvements to the Calculator,” he added. “CMG MI is committed to providing up-to-date technology solutions that reflect changes in the mortgage industry and in the way our customers do business.”

CMG MI Expands A-Minus Coverages

Fannie Mae® and Freddie Mac® have lowered mortgage insurance coverage requirements for their respective MyCommunityMortgage™ and Home PossibleSM affordable loan programs. Previously, CMG Mortgage Insurance Company (CMG MI) has had these coverages available only for our standard programs (for loans with FICO® scores of at least 620 or comparable credit history).

Expanded Coverage Options for Conforming A-Minus Loans

Effective immediately in all states except New Mexico and New York, where approval is pending, CMG MI has expanded its coverage options for A-Minus loan programs at levels that conform to GSE guidelines. A coverage level of 20% is now available for loans with LTVs of 95% and above, while 16% coverage is available now for 95% LTV loans. See the table below for the current GSE minimum required MI coverages:

GSE Minimum MI Coverages For MyCommunityMortgage and Home Possible	
LTV	MI Coverage
97.01%-100%	20%
95.01%-97.00%	18%
90.01%-95.00%	16%
85.01%-90.00%	12%
Up to 85.00%	6%

Expanded Coverage Options for Portfolio A-Minus Loans

As part of CMG MI’s commitment to keeping our credit union customers competitive in a rapidly changing marketplace, we have also introduced a number of new A-Minus rate categories based on additional coverage levels. A total of 32 additional LTV/coverage combinations have been added to CMG MI’s A-Minus rates. These supplemental rate categories provide you with more options and flexibility for insuring your A-Minus loans, while making MI more affordable for your Members. Below are the current lowest MI coverage levels available per LTV for A-Minus loans:

CMG MI Lowest MI Coverages	
LTV	Lowest MI Coverage
95.01%-97.00%	18%
90.01%-95.00%	12%
85.01%-90.00%	6%
Up to 85.00%	4%

Please be aware that these minimal coverage levels fall **outside** GSE guidelines.

To see a rate sheet that can help you identify the appropriate coverages and rates for A-Minus loans, please contact your CMG MI Account Executive or visit our Web site at www.cmgmi.com. CMG MI recommends that you make any necessary changes to your systems in order to implement the new rates as efficiently as possible.