Borrower-Paid Mortgage Insurance

Effective Date: November 1, 2021[1] *Except Washington*

BPMI

Primary Residence, Purchase and Rate/Term Refinance, Greater than 20 years, Non-Refundable

Monthly[2,3]		Fixed — Level payments for the first 5 years									Non-Fixed — Actual or potential payment changes during the first 5 years								
LTV	Coverage	≥760	740–759	720–739	700–719	680–699	660–679	640–659	620–639	<620	≥760	740–759	720–739	700–719	680–699	660–679	640–659	620–639	<620
97% to 95.01%	35%	0.58%	0.70%	0.87%	0.99%	1.21%	1.54%	1.65%	1.86%	2.79%	0.73%	0.88%	1.09%	1.24%	1.51%	1.93%	2.06%	2.33%	3.49%
	25%	0.46%	0.58%	0.70%	0.79%	0.98%	1.23%	1.31%	1.50%	2.25%	0.58%	0.73%	0.88%	0.99%	1.23%	1.54%	1.64%	1.88%	2.81%
	18%	0.39%	0.51%	0.61%	0.68%	0.85%	1.05%	1.17%	1.27%	1.91%	0.49%	0.64%	0.76%	0.85%	1.06%	1.31%	1.46%	1.59%	2.38%
95% to 90.01%	30%	0.38%	0.53%	0.66%	0.78%	0.96%	1.28%	1.33%	1.42%	2.13%	0.48%	0.66%	0.83%	0.98%	1.20%	1.60%	1.66%	1.78%	2.66%
	25%	0.34%	0.48%	0.59%	0.68%	0.87%	1.11%	1.19%	1.25%	1.88%	0.43%	0.60%	0.74%	0.85%	1.09%	1.39%	1.49%	1.56%	2.34%
	16%	0.30%	0.40%	0.48%	0.58%	0.72%	0.95%	1.04%	1.13%	1.70%	0.38%	0.50%	0.60%	0.73%	0.90%	1.19%	1.30%	1.41%	2.12%
90% to 85.01%	25%	0.28%	0.38%	0.46%	0.55%	0.65%	0.90%	0.91%	0.94%	1.41%	0.35%	0.48%	0.58%	0.69%	0.81%	1.13%	1.14%	1.18%	1.76%
	12%	0.22%	0.27%	0.32%	0.39%	0.46%	0.62%	0.65%	0.73%	1.10%	0.28%	0.34%	0.40%	0.49%	0.58%	0.78%	0.81%	0.91%	1.37%
85% and under	12%	0.19%	0.20%	0.23%	0.25%	0.28%	0.38%	0.40%	0.44%	0.66%	0.24%	0.25%	0.29%	0.31%	0.35%	0.48%	0.50%	0.55%	0.83%
	6%	0.17%	0.19%	0.22%	0.24%	0.27%	0.37%	0.39%	0.42%	0.63%	0.21%	0.24%	0.28%	0.30%	0.34%	0.46%	0.49%	0.53%	0.79%

Primary Residence, Purchase and Rate/Term Refinance, Less than or equal to 20 years, Non-Refundable

Monthly[2,3]		Fixed — Level payments for the first 5 years									Non-Fixed — Actual or potential payment changes during the first 5 years								
LTV	Coverage	≥760	740–759	720–739	700–719	680–699	660–679	640–659	620–639	<620	≥760	740–759	720–739	700–719	680–699	660–679	640–659	620–639	<620
97% to 95.01%	35%	0.40%	0.53%	0.68%	0.80%	1.01%	1.34%	1.51%	1.72%	2.58%	0.50%	0.66%	0.85%	1.00%	1.26%	1.68%	1.89%	2.15%	3.23%
	25%	0.35%	0.45%	0.52%	0.63%	0.78%	1.01%	1.16%	1.32%	1.98%	0.44%	0.56%	0.65%	0.79%	0.98%	1.26%	1.45%	1.65%	2.48%
	18%	0.28%	0.35%	0.42%	0.52%	0.63%	0.79%	0.91%	1.05%	1.58%	0.35%	0.44%	0.53%	0.65%	0.79%	0.99%	1.14%	1.31%	1.97%
95% to 90.01%	30%	0.32%	0.43%	0.52%	0.62%	0.77%	0.95%	1.08%	1.27%	1.91%	0.40%	0.54%	0.65%	0.78%	0.96%	1.19%	1.35%	1.59%	2.38%
	25%	0.30%	0.39%	0.46%	0.56%	0.67%	0.83%	0.97%	1.14%	1.71%	0.38%	0.49%	0.58%	0.70%	0.84%	1.04%	1.21%	1.43%	2.14%
	16%	0.23%	0.29%	0.34%	0.41%	0.50%	0.62%	0.73%	0.84%	1.26%	0.29%	0.36%	0.43%	0.51%	0.63%	0.78%	0.91%	1.05%	1.58%
90% to 85.01%	25%	0.25%	0.31%	0.37%	0.44%	0.51%	0.66%	0.74%	0.89%	1.34%	0.31%	0.39%	0.46%	0.55%	0.64%	0.83%	0.93%	1.11%	1.67%
	12%	0.19%	0.21%	0.25%	0.28%	0.33%	0.42%	0.48%	0.56%	0.84%	0.24%	0.26%	0.31%	0.35%	0.41%	0.53%	0.60%	0.70%	1.05%
85% and under	12%	0.17%	0.19%	0.23%	0.23%	0.26%	0.32%	0.34%	0.41%	0.62%	0.21%	0.24%	0.29%	0.29%	0.33%	0.40%	0.43%	0.51%	0.77%
	6%	0.14%	0.16%	0.20%	0.21%	0.21%	0.23%	0.25%	0.28%	0.42%	0.18%	0.20%	0.25%	0.26%	0.26%	0.29%	0.31%	0.35%	0.53%

Adjustments		Monthly								
		≥760	740–759	720–739	700–719	680–699	660–679	640–659	620–639	<620
BPMI Monthly Refundable		+ .01%	+ .01%	+ .01%	+ .02%	+ .02%	+ .03%	+ .03%	+ .03%	+ .05%
Cash-out Refinance		+ .18%	+ .20%	+ .20%	N/A	N/A	N/A	N/A	N/A	N/A
Investment Property		+ .34%	+ .38%	+ .38%	+ .47%	+ .50%	N/A	N/A	N/A	N/A
LPMI Monthly		+ .04%	+ .06%	+ .08%	+ .11%	+ .13%	+ .19%	+ .21%	+ .23%	+ .35%
Manufactured Housing		+ .18%	+ .20%	+ .20%	+ .25%	+ .30%	+ .50%	+ .55%	+ .60%	+ .90%
Relocation		– .02%	– .04%	– .04%	– .07%	– .07%	– .10%	– .12%	– .12%	– .18%
Second Home		+ .12%	+ .13%	+ .14%	+ .17%	+ .20%	+ .35%	+ .40%	+ .45%	+ .68%
3- to 4-Unit Property		+ .34%	+ .38%	+ .38%	+ .47%	+ .50%	+ .57%	+ .65%	+ .75%	+ 1.13%
> 45% DTI	95.01%–97% LTV	+ .10%	+ .14%	+ .17%	+ .21%	+ .26%	+ .35%	+ .37%	+ .38%	+ .57%
	90.01%–95% LTV	+ .09%	+ .11%	+ .14%	+ .18%	+ .23%	+ .27%	+ .29%	+ .31%	+ .47%
	85.01%–90% LTV	+ .07%	+ .10%	+ .12%	+ .15%	+ .19%	+ .21%	+ .23%	+ .24%	+ .36%
	85% LTV and under	+ .03%	+ .04%	+ .05%	+ .05%	+ .07%	+ .09%	+ .09%	+ .09%	+ .14%
≥ 2 Borrowers	95.01%–97% LTV	– .13%	– .13%	– .13%	– .13%	– .14%	– .15%	– .16%	– .18%	– .27%
	90.01%–95% LTV	– .09%	– .09%	– .09%	– .10%	– .11%	– .12%	– .14%	– .16%	– .24%
	85.01%–90% LTV	– .07%	– .07%	– .07%	– .07%	– .08%	– .09%	– .09%	– .10%	– .15%
	85% LTV and under	– .03%	– .03%	– .03%	– .03%	– .03%	– .03%	– .03%	– .04%	– .06%

[1] Rates and adjustments are subject to change and state regulatory approval.

[2] Minimum Monthly rate = 0.14%.

[3] The first year's premium rate and the renewal rate for years two (2) through ten (10) are the same. The first year's monthly premium rate is applied to the original insured loan amount at the time of renewal. For years eleven (11) through term, the monthly rate is 0.20% or remains the same if less than 0.20%. For more information, please refer to Radian's Originations & Servicing Guide.

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