

Mortgage Insurance Coverage Options Matrix



	Flexible Mortgage Insurance (MI) Options*					
	Standard MI		Reduced MI <i>(Alternative to standard MI without a delivery fee)</i>		Custom MI <i>(Alternative to standard MI with a delivery fee)</i>	
Product Types	<ul style="list-style-type: none"> Fixed-rate Mortgages Adjustable rate Mortgages Balloon/Reset Mortgages 		<ul style="list-style-type: none"> Fixed-rate, fully amortizing level payment Mortgage Amortizing over a period greater than 20 years 		<ul style="list-style-type: none"> Fixed-rate Mortgages Adjustable rate Mortgages Balloon/Reset Mortgages 	
Loan-to-Value (LTV) and MI Coverage	<p>For all Mortgages, except 15- and 20-year fixed-rate Mortgages:</p> <ul style="list-style-type: none"> >80% ≤ 85% requires 12% coverage >85% ≤ 90% requires 25% coverage >90% requires 30% coverage 	<p>For 15- and 20-year fixed-rate Mortgages:</p> <ul style="list-style-type: none"> >80% ≤ 85% requires 6% coverage >85% ≤ 90% requires 12% coverage >90% requires 25% coverage 	>85% ≤ 90% requires 17% coverage	>90% ≤ 95% requires 25% coverage	>85% ≤ 90% requires 12% coverage	>90% ≤ 95% requires 18% coverage
Property Types	<ul style="list-style-type: none"> 1- to 4-unit Primary Residence 1- to 4-unit Investment Property 1-unit Second Home 		1- to 2-unit Primary Residence		1- to 4-unit Primary Residence or second home	
Transaction Types	<ul style="list-style-type: none"> Purchase No cash-out refinance Cash-out refinance 		<ul style="list-style-type: none"> Purchase No cash-out refinance of existing Freddie Mac-owned mortgages 		<ul style="list-style-type: none"> Purchase No cash-out refinance Cash-out refinance 	
Ineligible Mortgages	<ul style="list-style-type: none"> Alt 97[®] Mortgages (see Section D33.2 for coverage) Home Possible[®] Mortgages (see Section A34.11 for coverage) 		<ul style="list-style-type: none"> Loan Prospector Mortgages not receiving a Reduced MI eligibility feedback message Non-Loan Prospector 15-, 20-, and 40-year fixed-rate Adjustable rate Balloon/Reset Financed MI premiums Alt 97 Home Possible 	<ul style="list-style-type: none"> A-minus Cash-out refinance transactions Non-Freddie Mac-owned no cash-out refinance transactions 3- to 4-unit properties Second Homes Investment Property Super Conforming 	<ul style="list-style-type: none"> Loan Prospector Mortgages not receiving a Custom MI eligibility feedback message Non-Loan Prospector 40-year fixed-rate Financed MI premiums Alt 97 Home Possible A-minus Investment Property Super Conforming 	
Loan Prospector[®] Feedback Messages	There are no specific Loan Prospector requirements relating to standard MI coverage. Loan Prospector does not return a feedback message addressing standard MI requirements.		The Feedback Certificate indicates the Mortgage is eligible by returning one of the following messages: <ul style="list-style-type: none"> This loan is eligible for 17% Reduced MI coverage This loan is eligible for 25% Reduced MI coverage 		The Feedback Certificate indicates the Mortgage is eligible by returning one of the following messages: <ul style="list-style-type: none"> This loan is eligible for 12% Custom MI coverage This loan is eligible for 18% Custom MI coverage 	

*The lender-paid MI option may not be used in conjunction with a flexible MI option.

Note: Delivery fee rates are indicated in the *Single-Family Seller/Service Guide* (Guide) Exhibit 19.