This reference provides a summary of Freddie Mac’s mortgage insurance coverage level options. For complete information, refer to Single-Family Seller/Servicer Guide (Guide) Chapter 4701: Mortgage Insurance and Late Charges.

### Standard Mortgage Insurance (MI)

**Custom Mortgage Insurance (MI)**

(Alternative to standard MI with a credit fee in price)

**Loan Product Advisor® Accept Risk Class**

<table>
<thead>
<tr>
<th>Ratios</th>
<th>Fixed Rate Term ≤ 20 Years</th>
<th>Fixed Rate Term &gt; 20 Years, ARMs and Manufactured Homes</th>
<th>Fixed Rate Term ≤ 20 Years</th>
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</tr>
</thead>
<tbody>
<tr>
<td>&gt;80% ≤ 85%</td>
<td>6%</td>
<td>12%</td>
<td>N/A</td>
<td>6%</td>
</tr>
<tr>
<td>&gt;85% ≤ 90%</td>
<td>12%</td>
<td>25%</td>
<td>N/A</td>
<td>12%</td>
</tr>
<tr>
<td>&gt;90% ≤ 95%</td>
<td>25%</td>
<td>30%</td>
<td>16%</td>
<td>16%</td>
</tr>
<tr>
<td>&gt;95% ≤ 97%</td>
<td>35%</td>
<td>35%</td>
<td>18%</td>
<td>18%</td>
</tr>
</tbody>
</table>

**Property Types**

- 1- to 4-unit Primary Residence
- 1- to 4-unit Investment Property
- 1-unit second home

**Transaction Types**

- Purchase
- No cash-out refinance
- Cash-out refinance

**Ineligible Mortgages**

N/A

- Caution Mortgages
- Non-Loan Product Advisor
- Loan Product Advisor Mortgages not receiving a Custom MI eligibility feedback message
- Super Conforming
- Financed MI premiums
- A-minus
- The lender-paid MI option may not be used in conjunction with Custom MI

### Home Possible® Mortgages: LTV and MI Coverage

<table>
<thead>
<tr>
<th>Ratios</th>
<th>Fixed Rate Term ≤ 20 Years</th>
<th>Fixed Rate Term &gt; 20 Years, ARMs and Manufactured Homes²</th>
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</tbody>
</table>

For property types, transaction types and ineligible Home Possible Mortgages, refer to Guide Chapter 4501.

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1 If choosing Custom MI, in addition to all other applicable credit fees in price, the credit fee in price in Exhibit 19 applies, including Home Possible Mortgages.

2 Manufactured homes and ARM’s are limited to a maximum 95% LTV.

This document is not a replacement or substitute for the information found in the Single-Family Seller/Servicer Guide and/or terms of your Master Agreement and/or other Pricing Identifier Terms.

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