

Confident Coverage How-to Guide

What is Confident Coverage®?

At Radian, our goal is to make it easy for you to do business with us – by choosing the options that work best for you! Confident Coverage is Radian’s unique rescission-relief program, which offers several options to our customers.

A) At 12 months: *Confident Coverage*

Radian’s distinctive offering – *Confident Coverage* – allows originators or their servicers to opt-in for earlier rescission relief provided:

- The lender submits the origination and closing files for Radian’s review.
- The borrower makes the first 12 months of timely payments from his/her own funds. **

B) At 36 months: Every Radian insured loan is eligible for rescission relief* at 36 months if it meets the following criteria:

- No loan payment has been 60-days delinquent and not more than two loan payments were 30-days delinquent in the first 36 months.
- The 36th loan payment is not 30 days delinquent.
- All loan payments are made from borrower’s own funds. **
- The loan is not subject to a workout.

How Does 12-Month Confident Coverage Work?

Customer must first opt into the 12-Month Confident Coverage program, and then may choose which files they send through the program.

For Delegated Submissions

Radian requires the origination and closing file to be sent to us for review. We will review the files submitted within 60 days of receiving a complete file. The review includes a re-underwrite of the loan file, ensuring it meets eligibility criteria, that there is no material value variance, and the file is free of misrepresentations. Our review may include verifications based on the loan profile consistent with industry best practices.

For document requirements, please see the following link: [Confident Coverage Document Requirements](#)

For Non-Delegated Submissions

Radian offers Day One incontestability against Eligibility Criteria Violations when Radian underwrites the Mortgage Insurance. To receive the full benefits of 12-month rescission relief, however, Radian must also review the closing files to ensure the loan has closed appropriately and nothing has changed from the time Radian originally viewed the loan file. All loans

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** *Interested parties to the transaction who would benefit from Confident Coverage (such as lenders, servicers, realtors, etc.) cannot make payments on the borrowers’ behalf.*

submitted for 12-Month Confident Coverage will be reviewed within 60 days of receiving a complete file.

For Document requirements, please see the following link: [Confident Coverage Document Requirements](#)

Upon receipt of the initial origination and/or closing file, Radian will send reminders for missing documentation every 30 days until day 150 (30-days before the end of the 180 day period to provide files). If the complete file has not been received by day 180, the loan will default to 36 month rescission relief under the Master Policy, subject to all other terms and conditions.

Customers may also opt to receive a notification at the expiration of the 180th day if all documentation is not received.

Customers may opt out of receiving reminders for missing documentation if they choose.

How Do I Sign Up?

Existing Master Policy Holders:

Authorized company representatives simply

- Visit www.radian.biz > Lenders> Master Policy> Existing Master Policy
- Click to submit [Radian's Master Policy, Delegated Authority and Confident Coverage Application](#).

New Master Policy applicants:

Authorized company representatives simply

- Visit www.radian.biz >Lenders >Master Policy > New Master Policy.
- Click to submit [Radian's Master Policy, Delegated Authority and Confident Coverage Application](#)

If you have questions please contact Customer Care at 877-723-4261 or email customercare@radian.biz.

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What Happens After I Sign Up for 12-Month Confident Coverage?

- Radian will send out a welcome e-mail to the contact person who signed up for Confident Coverage requesting contact information for receipt of document requests, and other communications including who receives 12 month Confident Coverage Certified certificates. You may also opt to receive certain communication via a monthly report, rather than on an individual loan basis. This questionnaire should be returned to Radian's Customer Care department at customercare@radian.biz
- Along with the questionnaire, the email will include a welcome package, containing additional information about our 12-Month Confident Coverage program.

Scope of Reviews

For non-delegated loan submissions, since a Radian underwriter has completed a pre-close MI underwrite and has issued a commitment to insure, Radian will verify that the loan has closed appropriately and nothing changed from the time Radian originally viewed the loan file.

For delegated loan submissions, Radian will perform a re-underwrite of the loan file, ensuring it meets eligibility criteria and is free of misrepresentations. The review may include verifications based on the loan profile consistent with industry best practices.

Submission Process/Procedures

- Submit complete origination and/or closing files no later than 180 days after the loan closing date.
- Upon certifying the loan for MI coverage, Radian will track all loans to help ensure timely submission of the Origination and/or Closing File for Radian's review.
- If Radian receives an incomplete file, the reviews will not start until all documents are received.
- Radian will send reminders for missing documentation every 30 days from initial receipt of the origination and/or closing file until day 150 (30-days before the end of the 180 day period).
- Customers may opt to receive a notification at the expiration of the 180th day if all documentation is not received. However, if the complete file has not been received by day 180, the loan will default to 36 month rescission relief under the Master Policy, subject to the all other terms and conditions.

Any loan audited as part of Radian's QC selection process that does not have any material findings will also be issued a Confident Coverage eligible certificate

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How to Submit Documentation

Documents can be sent one of four ways:

- Through an existing Secure File Transfer Protocol (SFTP) connection.
(if you do not currently have an SFTP connection with Radian, but are interested, please contact your Radian representative or Customer Care)
- Via secure email to CCdocuments@radian.biz
- Uploaded via LOS. Check your LOS for availability. For a list of LOS partners, please see the following link: [Radian Technology Partners](#).
- Uploaded via our MI Online document portal:
 - Simply log into MI Online (you will need a user ID and password)
 - Under search tab, choose search by “MI Application Number”
 - Input your certificate number, and click “Look up”
 - Click on the “Document Center” icon
 - In the Document Center screen, select the document you are uploading from the list under “Document Type”
 - Click the “Browse” button to locate where you stored your document. Double click on your document. This will now show in the “Document Location” area
 - Finally click the “Upload” button

To ensure quick turn times, Radian requests that documents be sent on loans as they close, rather than in bulk submissions.

What Documents are Required for 12-Month Confident Coverage?

Please [click here](#) for a comprehensive list of document requirements.

What is the timing of a 12-Month Confident Coverage Review?

A decision will be made by Radian within 60 days of receiving a complete origination / closing files.

Potential Outcome of 12-Month Confident Coverage Reviews

- After review of the complete file, Radian will either certify that the loan has 12-Month Confident Coverage, or provide a finding letter which could include a proposed resolution. If an origination error affects MI pricing (such as FICO, loan amount, occupancy, etc.), but the loan is still insurable, Radian will maintain coverage and bill for the owed premium difference. These premiums will be due within 60 days to maintain MI coverage and certify the loan for 12-Month Confident Coverage.
- If Radian discovers material issues that could alter our decision to insure a loan, we will provide detailed findings and allow 30 days for cure.

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- If issues noted in the notification letter are not curable, Radian will issue a rescission of coverage on the respective certificate.

Notification of 12-Month Confident Coverage Certification

When a loan is certified for Confident Coverage, Radian will re-issue the certificate with the following language:

Commitment & 12-Month Confident Coverage Certificate of Insurance

The referenced loan insured under this certificate of coverage has been independently reviewed by Radian and is certified for enhanced rescission relief subject to the terms and conditions set forth in the Master Policy.

A copy of the new 12-Month Confident Coverage certified commitment/certificate is located on Radian's MI Online portal. Customers will have an option to receive loan-level notifications of the cert availability, or a monthly notification report containing all loans certified. Please contact your Radian representative or Customer Care for your preferred delivery method.

Can I appeal Radian's finding letter of material issues?

Yes, to appeal Radian's findings simply send a request with supporting documentation via secure email, fax or mail to:

DisputeResolution@Radian.biz

Radian Guaranty Inc.
1500 Market Street
Philadelphia, PA 19102
Fax: 215.496.0346

How do I access a certified 12-Month Confident Coverage certificate?

A copy of the new certificate is located on Radian's MI Online portal.

- Simply log into MI Online
- Under search tab choose search by "MI Application Number"
- Input your certificate number, and click "Look up"
- Click on the "Commitment" PDF, and print out your new Confident Coverage Certificate of Insurance

Customers will have an option to receive 12-Month Confident Coverage Certificates as singular notifications of the cert availability, or a monthly report containing all loans certified. Please contact your Radian representative for your preferred delivery method.

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How Do I Opt Out?

To opt out of 12-Month Confident Coverage simply contact Radian's Customer Care department at 877-723-4261 or by email at customercare@radian.biz, and ask to opt out of the 12-Month Confident Coverage program. Your loans will still be eligible for rescission relief under Radian's 36 month program assuming all criteria is met.

Who Do I Call with Questions?

Questions regarding Confident Coverage can be answered by visiting our website at www.radian.biz >Lenders > Master Policy, under the Confident Coverage area or directed to Customer Care at 877-723-4261 or by email at customercare@radian.biz. You may also speak with your Radian sales representative.

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