



Non-GSE Modification Program

For loans not owned or securitized by Fannie Mae or Freddie Mac.

In support of those homeowners who can benefit from refinancing their current mortgage, Radian offers a Non-GSE Modification Program. This program is specific to first lien performing mortgage loans that are not owned or securitized by Fannie Mae or Freddie Mac. Eligibility is limited to same servicer transactions only. In order to qualify as a same servicer transaction, the insured lender/servicer of the new refinance loan must be the same as the insured lender/servicer of the loan Radian currently insures. Unlike the HARP program, administered by Fannie Mae and Freddie Mac, there is not a particular date by which the loan had to be settled with the current investor.

Through this program, Radian agrees to extend current mortgage insurance coverage to the new refinance loan when the transaction results in a demonstrated benefit to the borrower. The existing mortgage insurance certificate is modified reflecting the terms of the new refinance loan. A *Certificate of Insurance Endorsement for Loan Modification* is provided upon request. This program does not allow for a new mortgage insurance certificate to be issued. If a new mortgage insurance certificate is required, the new refinance loan must qualify according to published guidelines.

This program provides a streamlined process to facilitate the closing of the new refinance loan:

Radian agrees to modify active certificates on a delegated basis. The insured lender/servicer is responsible to determine the new refinance transaction results in a demonstrated benefit to the borrower and meets all requirements of this program.

Radian will not accept the new refinance loan file for MI or contract underwriting review.

There is one document the insured lender/servicer is required to complete and submit, the *Notification of Mortgage Insurance Modification*.^{*} This document is sent to Radian twice. First, it serves to notify Radian of the modification request at the time the new loan is originated. In response to this notice, Radian provides the certificate details required to complete the new refinance loan transaction. Post-closing, the document is resubmitted reporting closed loan details necessary for Radian to complete the modification.

^{*}Radian also provides a *Performing Spreadsheet*, which can be used in place of the *Notification of Mortgage Insurance Modification*, when submitting multiple requests.

Program eligibility and process details are provided below.

Program Eligibility

Loan is currently insured by Radian.

The insured lender/servicer on the new refinance loan is the same as the insured lender/servicer on the loan Radian currently insures.

The loan being refinanced is a first lien conventional mortgage not currently owned or securitized by Fannie Mae or Freddie Mac.

The loan is current, paid from borrower funds, at the time the new refinance is originated and closed (not currently 30 days or more past due).

There is a demonstrated benefit to the borrower, defined as a reduction in payment, movement to a more stable loan product, or a reduction in term.

Refinance Loan Features

LTV: No maximum LTV.

FICO: No minimum FICO score required.

DTI: No maximum DTI ratio requirement.

Appraisal: An appraisal is not required.

Occupancy: A change in occupancy is acceptable.

Terms: Maximum 30 year amortization. Ineligible: ARMs < 5 years; negative amortization, interest only, and balloons.

Borrowers: The addition or removal of a borrower requires prior approval from Radian. Please provide the reason for the request along with supporting details to certmods@radian.biz.

Modified Certificate Specifics

Coverage Percentage: The percentage of coverage in force at the time of original certification remains in place at the time of modification. No change to the percentage of coverage issued is available.

Pricing: Mortgage insurance premiums are based on the rate factor of the original certificate effective at the time of the refinance loan transaction. Although the premium rate factor remains the same, the payment amount may change as the original premium rate factor is applied to the new loan amount.

Products: Radian will allow a current LPMI certificate to convert to BPMI upon completion of the new refinance loan transaction. Likewise BPMI may convert to LPMI. This does not apply to loans included in a pool.

Payment Plan Frequency/Renewal Option: The payment plan frequency (monthly, annual, single) and renewal option (constant, declining) in effect on the original certificate remain the same. This applies to BPMI/LPMI product changes.

Premium Refunds: Refunds, if applicable, follow standard refund procedures.

Process Details

For prompt attention to your request, please note the following:

- Radian's *Notification of Mortgage Insurance Modification or Performing Spreadsheet* is available in an Excel version on our website.
- Email the typed request form to certmods@radian.biz as early as possible during the loan refinance process.
- Rush requests and data changes are accommodated via email. Please identify the nature of your request, rush or change, in the subject line of your email along with the MI certificate number.
 - Do not re-send the *Notification of Mortgage Insurance Modification*.

Initial Submission Request (at time of origination)

Confirm Radian is the MI provider and obtain the certificate number.

To validate current Radian coverage, please contact Customer Care at 877.RADIAN1 (723.4261).

Obtain the *Notification of Mortgage Insurance Modification* located in the *Quick Links* section at <http://www.radian.biz/page?name=HASPSameServicerPerf>.

Requestor to complete the required pre-closing data elements identified on the *Notification of Mortgage Insurance Modification*.

Incomplete or illegible forms will be returned to the submitter.

Email the *Notification of Mortgage Insurance Modification* to certmods@radian.biz.

No additional documentation (loan file) is requested or accepted for underwriting review.

Radian's Notification Process

Upon receipt of the *Notification of Mortgage Insurance Modification* with the required pre-closing data elements, Radian will return to the requestor, generally within 5-6 business days, a *Letter of Intent to Modify*.

The *Letter of Intent to Modify* will include the following information needed to complete the transaction:

- Radian certificate number; lender's existing and new loan number
- Original certificate effective date; coverage%
- Modified loan amount
- Payment Plan including BPMI or LPMI and renewal type
- Premium due along with premium rate and renewal rate
- Tax/assessment rate and tax/assessment due, if applicable

Subsequent Loan Detail Updates/ Changes (during the loan process)

Notify Radian of loan detail updates/changes by emailing certmods@radian.biz. Please identify the nature of your request in the subject line of your email along with the MI certificate number.

- Do not re-send the *Notification of Mortgage Insurance Modification*.

Radian will return an updated *Letter of Intent to Modify* reflecting the revised loan details.

Request Completion (post-closing)

Once the same servicer has fully underwritten, approved and closed the loan in compliance with these program requirements:

- Notify Radian within thirty days of the new refinance loan closing date for the loan to be modified and coverage to remain in effect. Failure to notify Radian in a timely manner will result in the cancellation of the modification request.
- Complete the *Notification of Mortgage Insurance Modification* with the required post-closing data elements. If you would like to receive the *Certificate of Insurance Endorsement for Loan Modification*, check the appropriate box on this form.
- Email the now fully-completed *Notification of Mortgage Insurance Modification* to certmods@radian.biz.

Upon receipt of the fully executed *Notification of Mortgage Insurance Modification*, Radian will complete the modification and provide, upon request, the *Certificate of Insurance Endorsement for Loan Modification*. The modification endorsement will identify the current insured and new refinance loan details.
