



New York SplitEdgeSM
FULL DOCUMENTATION

SplitEdgeSM Full Doc

Greater than 25 years

Borrower-Paid Mortgage Insurance (BPMI)

Standard Coverage, Primary Residence, Purchase

FICO Parameters: ≥ 720 up to 90% LTV	Loan-to-Value Ratio	Coverage	Reduces Exposure to	Up Front Fee	1st Year + Renewals		
					Non-Refundable		
					Fixed	Temporary Buydowns & 1% Arms	Non-Fixed
75 bps option	90% to 80%	35%	62%	0.75%	0.62%	0.65%	0.69%
		33%	64%	0.75%	0.46%	0.51%	0.52%
		30%	67%	0.75%	0.30%	0.33%	0.35%
		27%	69%	0.75%	0.27%	0.30%	0.31%
		25%	71%	0.75%	0.16%	0.17%	0.18%
		22%	74%	0.75%	0.14%	0.15%	0.16%
		20%	76%	0.75%	0.13%	0.14%	0.14%
		18%	78%	0.75%	0.12%	0.13%	0.13%
		17%	79%	0.75%	0.11%	0.12%	0.12%
		16%	80%	0.75%	0.10%	0.11%	0.11%
100 bps option	90% to 80%	35%	62%	1.00%	0.53%	0.56%	0.58%
		33%	64%	1.00%	0.42%	0.45%	0.46%
		30%	67%	1.00%	0.22%	0.24%	0.25%
		27%	69%	1.00%	0.20%	0.21%	0.22%
		25%	71%	1.00%	0.11%	0.12%	0.12%
		22%	74%	1.00%	0.10%	0.11%	0.11%
		20%	76%	1.00%	0.09%	0.10%	0.10%
		18%	78%	1.00%	0.08%	0.09%	0.09%
		17%	79%	1.00%	0.07%	0.08%	0.08%
		16%	80%	1.00%	0.06%	0.07%	0.07%
125 bps option	90% to 80%	35%	62%	1.25%	0.44%	0.46%	0.48%
		33%	64%	1.25%	0.29%	0.33%	0.34%
		30%	67%	1.25%	0.13%	0.14%	0.15%
		27%	69%	1.25%	0.12%	0.13%	0.13%
		25%	71%	1.25%	0.04%	0.05%	0.05%
		22%	74%	1.25%	0.03%	0.04%	0.04%
		20%	76%	1.25%	0.03%	0.04%	0.04%
		18%	78%	1.25%	0.03%	0.04%	0.04%
		17%	79%	1.25%	0.03%	0.04%	0.04%
		16%	80%	1.25%	0.03%	0.04%	0.04%
	12%	84%	1.25%	0.03%	0.03%	0.03%	
	6%	89%	1.25%	0.01%	0.02%	0.02%	

For complete underwriting guidelines and program eligibility, please contact your Radian representative, or visit www.radian.biz/rates.

Radian Standard Program

Effective date:
March 15, 2009



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Notes

Pay Frequency

Monthly premiums are paid on a monthly basis instead of annually. To determine the monthly premium rate, divide the annualized premium rate by 12 months.

Up front fee is calculated on the base loan amount and may be financed into the total loan amount, not to exceed the maximum LTV and loan amount limit as set by guidelines. Renewals are based on loan amount plus financed premium if all or part of up front fee is financed.

Renewal Type

Declining Renewal: The first-year rate and the renewal rate for years two through term are the same. The annual rate is applied to the outstanding balance at the time of renewal.

Constant Renewal: The first-year rate and the renewal rate for years two through 10 are the same. The annual rate is applied to the original insured loan amount at the time of renewal. For years 11 through term, the rate is reduced to .20%, or remains the same if less than .20%.

Loan Type

Fixed-payment mortgages feature level payments for the first five years or more of the mortgage. This includes 5/1, 7/1, and 10/1 fully amortizing ARMs. Plans must have the initial payment rate equal to or greater than the initial accrual rate, and have no temporary rate buydowns or rate concessions.

Temporary Buydowns and 1% ARMs

feature scheduled payment changes or the potential for payment changes. This

includes loans with 1% annual temporary rate buydowns, adjustable-rate mortgages with an effective annual rate change no greater than 1%, and loans with graduated payment features. Temporary Buydowns and 1% ARMs do not experience any form of negative amortization.

Non-fixed-payment mortgages feature scheduled payment changes or the potential for payment changes. This includes loans with graduated payment features and adjustable-rate mortgages.

Loan Term

All acceptable plans must fully amortize to a maximum of 50 years.

Reduces Exposure

This calculation is based on the highest Loan-to-Value (LTV) in each category. If the premium is financed, the exposure will increase and more coverage may be necessary.

Permanent Financed Buydown

Radian will insure loans that have used discount points to permanently buy down the interest rate subject to certain underwriting requirements. (Calculate coverage and premium on total loan amount, not base loan amount.)

Cancellation

- **Monthly rate** – The premium rates shown are nonrefundable and provide coverage until the loan is paid off. Premium will not be refunded when coverage is cancelled, unless cancelled under the Homeowners Protection Act of 1998.

- **Up front fee** – The premium rates shown are nonrefundable and will not be refunded when coverage is cancelled, unless cancelled under the Homeowners Protection Act of 1998; upon cancellation, loan terms greater than 25 years will be calculated using Radian's 15-Year Short Rate Cancellation Schedule. Loan terms 25 years or less will be calculated using Radian's 5-Year Short Rate Cancellation Schedule.

Underwriting Guidelines and Program Eligibility

- Please refer to Radian's Underwriting Guidelines located: <http://www.radian.biz/mortgage/rates.aspx>
- Premium rates may vary from state to state. Please visit <http://www.radian.biz> for additional information.
- Rates and adjustments are subject to state regulatory approval and are subject to change. For questions regarding state approvals, or for additional rates, coverages and explanatory notes, please contact your Radian representative, Radian Service Center, or Radian Customer Service at 1 877 723.4261 (1 877 Radian1).

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