

Home Affordable Refinance Program (HARP) – FAQs

1. Does a loan need to be current to qualify for a certificate modification with Triad?

Yes. Follow the Fannie/Freddie eligibility guidelines as stated in the Announcement/Bulletin dated March 4, 2009, and updated periodically.

2. What mortgage insurance premium rate will be charged?

For monthly and annual premium plans, the MI premium rate (in basis points) will remain the same. For example, if the premium rate on the certificate is 0.52%, the rate applied on the modified certificate will remain 0.52%. Please keep in mind that while the premium rate will remain the same, the borrower's premium payment may change (due to an increase or decrease in the unpaid principal balance.) If the existing loan has single premium coverage, no additional premium will be due even if the loan amount/insured amount changes.

3. How will the premium payment be handled between the borrower's original loan and the refinanced loan?

Since Triad is modifying the certificate, premium billing will continue as with any modified certificate, without a break in billing or due dates.

4. Will I need to increase the MI coverage percentage if the LTV increases under Fannie Mae's or Freddie Mac's programs?

No. Both Fannie Mae and Freddie Mac will accept the existing coverage.

5. What if I would like to increase coverage? Can I do that?

No. The MI coverage percentage may not exceed the existing coverage percentage.

6. Will the term of the mortgage insurance coverage change with the term of the new refinance?

Yes. The term of the Certificate of Insurance will extend to match the term of the refinance.

7. Will I get a new commitment/certificate of insurance?

No. Triad will modify the existing certificate, retaining the same certificate number.

- New Servicers - Upon notifying Triad that a HARP refinance is in process (pre-closing), Triad will issue a letter confirming that it will continue to provide mortgage insurance coverage on the HARP refinance. Lenders should notify Triad using the "HARP Pre-Closing – New Servicer Notification to Triad" form on our website. It is not necessary to provide Triad with this pre-closing notification, unless you would like to receive this confirmation letter.

Upon notifying Triad that the HARP refinance has closed, Triad will issue an endorsement reflecting the terms of the refinance. Lenders should notify Triad using the "HARP Post-Closing – New Servicer Notification to Triad" form on our website. This form must be completed and submitted to Triad in order to maintain coverage on the new loan.

- Existing Servicers - Upon notifying Triad that a HARP refinance is in process or closed, Triad will issue an endorsement reflecting the terms of the refinance. Lenders should notify Triad using the "HARP – Existing Servicer Notification to Triad" form

on our website. This form must be completed and submitted to Triad in order to maintain coverage on the new loan.

8. How will Triad ensure that our certificates are not accidentally cancelled during the refinance?

Triad will review each HARP loan that is reported on its system as a cancellation and verify its status with servicers.

9. Does the Servicer/Insured have to be the same to use Triad's program?

No. Effective 2/18/2012, Triad supports both new-servicer and same-servicer HARP refinances. Prior to this date, only same-servicer HARPS were supported.

10. Do the representations of the Insured change?

Prior to 2/18/2012, the representations and warranties with respect to the original Certificate of Insurance remain with the modified insurance certificate without changes. After 2/18/2012, Triad will provide the same rep and warrant relief provided by the GSEs in conjunction with HARP refinances.

Regardless of the date, any new documentation relied upon for the new mortgage and subsequent modification of the mortgage insurance certificate becomes part of the representations of the Insured. The lender represents that the HARP refinance meets the requirements of Triad's HARP Program and the HARP Program requirements as published by Fannie Mae or Freddie Mac, in effect on the day of submission, and that insurance for the loan is currently in force with Triad. The lender also acknowledges that Triad is relying on the representations for the continuation of the mortgage insurance coverage for the HARP Refinance loan and that Triad may cancel or rescind the mortgage insurance coverage if the Loan does not meet all applicable HARP program requirements. Finally, the lender represents that the information contained on the forms submitted to Triad pertaining to HARP refinances are complete, correct and accurate.

11. What does Triad allow to be included in the refinanced loan amount/insured amount?

Follow the respective Fannie/Freddie eligibility guidelines as stated in the Announcement/Bulletin dated March 4, 2009, and updated periodically.

12. Will Triad still issue a new certificate and insure a rate and term refinance that meets Triad's standard rate and term refinance guidelines?

No. Triad stopped writing new mortgage insurance on July 15, 2008 and entered run-off. We are not able to write new mortgage insurance policies.

13. If a loan is currently subject to a risk sharing agreement with Triad, will it remain in the structure after a certificate is modified under the HARP?

Yes. Certificates that are modified will remain in the existing risk share structure in accordance with the specific terms of the agreement with Triad.

14. Who can I contact regarding additional questions on HARP?

Triad's Customer Service Department at 1-888-691-8074 or customerservice@tgic.com.