



# Triad Guaranty Insurance Corporation

## Monthly Premium Rate Schedule

Washington State  
Credit Unions

LTV	To reduce exposure to	Use coverage of	Fixed Rate/ Fixed Payment		Temporary Buydowns & ARMS (annual caps 1% or less)		Non-Fixed Rate &/or Payment (annual caps >1%)	
			30-Year	25-Year	30-Year	25-Year	30-Year	25-Year
Greater than 95%	58%	42%	0.98	0.88	1.21	1.10	1.25	1.14
	60%	40%	0.94	0.84	1.16	1.05	1.20	1.09
	65%	35%	0.81	0.71	1.03	0.92	1.07	0.96
	67%	33%	0.75	0.65	0.98	0.87	1.02	0.91
	70%	30%	0.69	0.60	0.91	0.80	0.95	0.84
	72%	28%	0.65	0.55	0.86	0.75	0.90	0.79
	74%	26%	0.60	0.51	0.81	0.70	0.85	0.74
	75%	25%	0.58	0.48	0.78	0.67	0.82	0.71
	77%	23%	0.54	0.44	0.73	0.62	0.77	0.66
	82%	18%	0.43	0.34	0.62	0.51	0.66	0.55
95% -90.01%	60%	37%	0.76	0.68	0.91	0.82	0.94	0.86
	62%	35%	0.73	0.65	0.86	0.77	0.89	0.81
	64%	33%	0.69	0.55	0.80	0.71	0.83	0.75
	67%	30%	0.63	0.53	0.71	0.63	0.75	0.66
	70%	27%	0.57	0.48	0.62	0.53	0.65	0.57
	72%	25%	0.52	0.42	0.58	0.48	0.62	0.52
	75%	22%	0.49	0.39	0.55	0.46	0.58	0.49
	76%	20%	0.46	0.36	0.50	0.42	0.53	0.45
	78%	18%	0.42	0.32	0.45	0.37	0.48	0.40
	80%	16%	0.37	0.29	0.39	0.31	0.42	0.34
90% -85.01%	59%	35%	0.53	0.45	0.66	0.58	0.69	0.61
	61%	33%	0.51	0.43	0.63	0.54	0.66	0.58
	62%	32%	0.50	0.42	0.62	0.53	0.65	0.57
	63%	30%	0.47	0.39	0.58	0.50	0.62	0.53
	65%	28%	0.45	0.37	0.54	0.45	0.58	0.50
	66%	27%	0.44	0.36	0.52	0.43	0.56	0.48
	68%	25%	0.39	0.29	0.48	0.38	0.52	0.42
	71%	22%	0.36	0.26	0.43	0.33	0.47	0.36
	72%	20%	0.32	0.24	0.37	0.27	0.41	0.31
		74%	18%	0.29	0.22	n/a	n/a	n/a
	75%	17%	0.26	0.16	0.31	0.21	0.35	0.25
	80%	12%	0.22	0.14	0.23	0.15	0.26	0.16
85% & Under	56%	35%	0.49	0.41	0.57	0.48	0.60	0.52
	57%	33%	0.46	0.36	0.53	0.45	0.57	0.48
	60%	30%	0.41	0.32	0.48	0.40	0.52	0.43
	64%	25%	0.33	0.25	0.38	0.30	0.41	0.33
	67%	22%	0.31	0.23	0.36	0.28	0.40	0.31
	68%	20%	0.29	0.19	0.34	0.25	0.37	0.28
	71%	17%	0.25	0.15	0.27	0.18	0.32	0.22
	75%	12%	0.21	0.13	0.22	0.14	0.25	0.15
		80%	6%	0.16	0.10	0.17	0.10	0.18

### Adjustments to Refundable Monthly Rates\*

**Level Annual Rates** subtract 0.03

**Rate & Term Refis** subtract 0.05

**Second Homes** add 0.14

**Investment Properties** add 0.38

\*Neither Monthly or Level Annual rates can be adjusted to below 0.10.

### Notes for Monthly Rates

**Monthly premiums** have a coverage term of one month and premiums are remitted monthly. The premium rate shown is the annualized rate. Amount to be remitted monthly is determined by dividing the annual premium by 12. Premiums are rounded to the nearest penny.

**Mini-monthly option:** A mortgage insurance premium payment is not required at the loan closing.

**Constant Rates for Monthlies and Level Annuals:** Constant renewal premiums are calculated on the original loan balance. The rate remains the same for years 1 through 10. For years 11 through term, the rate for both monthlies and level annuals is reduced to 0.17 or remains the same as years 1 through 10 if less than 0.17. Premium rate adjustments should not be applied to the 0.17 rate in years 11 through term.

**Amortized Rates for Monthlies and Level Annuals:** Amortized renewal premiums are applied to the outstanding loan balance at each renewal. For monthly premiums, the loan balance will be adjusted at least each annual anniversary of the certificate. The rate remains the same years 1 through term.



# Triad Guaranty Insurance Corporation

## Definitions of Terms

Washington State  
Credit Unions

**All Premium Rates** are expressed as percentages.

**Mortgage Terms:** Except when specified otherwise, mortgages having amortization periods of more than 25 years, but not more than 40 years, use the 30-year rates. Mortgages with amortization periods of 25 years or less use the 25-year rates.

**Loan-to-Value, or LTV,** is the ratio of the loan amount to the lesser of the sales price or the appraised value, expressed as a percentage. The maximum allowable LTV varies by state.

**Fixed Rate Mortgages** feature level interest rates and payments for the first 5 years of the mortgage. All plans must meet the following conditions: (1) the loan period cannot exceed 40 years and (2) offer no temporary buydowns, rate concessions, graduated payment features or have the potential for negative amortization.

**Temporary Buydowns and ARMS with annual caps of 1% or Less** feature payment changes, or the potential for payment changes during the first 3 years of the mortgage (5 years for Single Solution and A-MINUS premiums only). Included are fixed rate loans with 1% annual temporary buydowns; one-year or six-month ARMS with 1% or less annual effective interest rate caps; 3/3, 3/1 and 2/1 ARMS with interest rate adjustments of 3% or less. The maximum LTV for these mortgages is the lesser of 100% or the maximum LTV allowed by state regulation.

**ARMS with annual caps Greater than 1% (Non-Fixed)** feature payment changes or the potential for payment changes during the first 5 years of the mortgage. Included are adjustable rate mortgages, balloons with a term of less than 5 years, rate concessions, and buydowns. The maximum LTV for these mortgages is the lesser of 100% or the maximum LTV allowed by state regulation.

**Rate and Term Refinances** are refinanced loans featuring a reduction in interest rate or loan term with cash back to the borrower in an amount not to exceed the greater of that permitted by applicable Fannie Mae or Freddie Mac guidelines.

**Cash-out Refinances** are refinanced loans where cash back to the borrower is in excess of that permitted for Rate and Term Refinanced loans as defined above.

**Second Homes** are properties that are occupied by the borrower, but not as a primary residence.

**Investor Loans** are properties that are used for rental purposes or are not occupied by the borrower.

**Limited/No Documentation Loans** are loans for which the borrower provides limited documentation normally identified as No Income No Assets (NINA), Stated Income or No Assets. **These programs must be approved by Triad in advance of insuring individual loans.**

**Negative Amortization** occurs when the monthly payment is insufficient to fund complete repayment of the loan at its end of term, so that the balance owed may increase, rather than decrease, over the life of the loan. This category includes any loan that features negative amortization or the potential for negative amortization.

**Mortgage programs allowing loans with potential negative amortization must be approved by Triad in advance of insuring individual loans. Mortgage loans with scheduled negative amortization are not offered under these programs.**

**For 3/2 programs,** the borrower must provide a minimum of 3% of his/her own funds. Use "Greater than 95%" rates.

**Cancellation of Refundable Premiums:** For (1) a refund amount under the Homeowners Protection Act, (2) a cancellation refund schedule, or (3) answers to your cancellation questions, call Triad's customer service at 888-691-8074.

**These rates apply to Washington State. Contact your Triad account executive or underwriting office if you have any questions.**

### Triad Guaranty Insurance Underwriting Offices

**Winston-Salem, NC (Headquarters)**

888-691-8075 / 888-723-0343 FAX

**Phoenix, AZ**

888-403-6660 / 888-956-7770 FAX

**Tucson, AZ**

877-478-0832 / 877-478-0974 FAX

**Concord, CA**

877-441-2493 / 800-758-4083 FAX

**Irvine, CA**

800-345-6181 / 888-874-2304 FAX

**Atlanta, GA**

800-832-2296 / 888-393-8001 FAX

**Lombard, IL**

800-742-9904 / 888-769-9596 FAX

**Independence, OH**

888-304-0704 / 888-269-7706 FAX

**Horsham, PA**

800-496-8885 / 800-495-6761 FAX

**Dallas, TX**

800-587-4231 / 888-874-2303 FAX

**Houston, TX**

713-789-3294 / 713-975-0286 FAX