

PMI-to-PMI Refinance-to-Modification (RTM) Program

for Loans Currently
Insured by PMI

Submission Instructions

Effective Date: 7.20.09

Lenders/servicers should submit their RTM refinance loans to PMI through their normal mortgage insurance origination channels.

- e-PMI®: Lenders/servicers ordering their mortgage insurance through e-PMI® will need to initially select the “PMI to PMI Refi to Mod” drop-down menu item in the “Loan Purpose” field.

Lenders should then select one of the following *Loan Program* values in the **Mortgage Insurance Information** section, displayed below:

Same Lender/Servicer

For “HARP” loans submitted by the Same Lender/Servicer

- Fannie Mae HARP Same Servicer
- Freddie Mac Relief Refi Same Servicer

For PMI-to-PMI Refinance-to-Modifications (RTM) loans owned by non-GSE investors and/or portfolio lenders

- PMI Refi to Mod Same Servicer

Loan Information Top

Amortization Type: Fully Amortized

Loan Type: Fixed Rate/Fixed Pmt.

Loan Purpose: **PMI to PMI Refi to Mod**

Loan Amount:

Initial Note Rate:

Loan Term:

Amortization Term:

Interest Only Term:

Term Examples

Mortgage Insurance Information Top

Submission Type: Select Description

DU/LP Recommendation: None

Mortgage Insurance Type: Borrower Paid

Loan Program: None

Customer Product: None

Coverage: **Fannie Mae HARP Same Servicer**

Payment Plan: Fannie Mae Payment Power

Refund Type: FHLMC Affordable Gold 100%

Renewal Type: FHLMC Affordable Gold 3/2

Premium Financed: FHLMC Affordable Gold 5%

Loan Closing Date: FHLMC Affordable Gold 97

Additional Mortgage Insurance Programs Top

Loan Representative Score: **Freddie Mac Relief Refi Same Servicer**

Mortgage Insurance Information Top

Submission Type: Select Description

DU/LP Recommendation: None

Mortgage Insurance Type: Borrower Paid

Loan Program: None

Customer Product: None

Coverage: Fannie Mae Flex 97

Payment Plan: Fannie Mae HARP New Servicer

Refund Type: Fannie Mae HARP Same Servicer

Renewal Type: Fannie Mae Payment Power

Premium Financed: FHLMC Affordable Gold 100%

Loan Closing Date: FHLMC Affordable Gold 3/2

Additional Mortgage Insurance Programs Top

Loan Representative Score: **PMI Refi to Mod Same Servicer**

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New Lender/Servicer

For "HARP" loans submitted by a New Lender/Servicer

- Fannie Mae HARP New Servicer
 - Freddie Mac Open Access New Servicer*
- * Please note that the Freddie Mac Open Access New Servicer value will only display in the Loan Program drop-down list once Freddie Mac has made this program available.

Mortgage Insurance Information Top

Submission Type: Description

DU/LP Recommendation:

Mortgage Insurance Type:

Loan Program:

- None
- Fannie Mae Flex 97
- Freddie Mac Open Access New Servicer**
- Fannie Mae HARP New Servicer
- Fannie Mae HARP Same Servicer
- Fannie Mae Payment Power
- FHLMC Affordable Gold 100%
- FHLMC Affordable Gold 3/2
- FHLMC Affordable Gold 5%
- FHLMC Affordable Gold 97
- FHLMC Home Possible
- FNMA Community Buyer 3/2
- FNMA Community Home Buyer 5
- FNMA Community Living Program
- FNMA MyCommunity Products

Customer Product:

Coverage:

Payment Plan:

Refund Type:

Renewal Type:

Premium Financed:

Loan Closing Date: (Date Only)

Additional Mortgage Insurance Product Top

Loan Representative Score:

Additional Mortgage Insurance Product:

- Freddie Mac Open Access New Servicer
- Freddie Mac HARP New Servicer
- Freddie Mac HARP Same Servicer
- PMI Refi to Mod New Servicer
- PMI Refi to Mod Same Servicer

For PMI-to-PMI Refinance-to-Modifications (RTM) loans owned by non-GSE investors and/or portfolio lenders

- PMI Refi to Mod New Servicer

Mortgage Insurance Information Top

Submission Type: Description

DU/LP Recommendation:

Mortgage Insurance Type:

Loan Program:

- None
- Fannie Mae Flex 97
- Fannie Mae HARP New Servicer
- Fannie Mae HARP Same Servicer
- Fannie Mae Payment Power
- FHLMC Affordable Gold 100%
- FHLMC Affordable Gold 3/2
- FHLMC Affordable Gold 5%
- FHLMC Affordable Gold 97
- FHLMC Home Possible
- FNMA Community Buyer 3/2
- FNMA Community Home Buyer 5
- FNMA Community Living Program
- FNMA MyCommunity Products
- Freddie Mac Open Access New Servicer
- PMI Refi to Mod New Servicer**
- Freddie Mac HARP New Servicer
- Freddie Mac HARP Same Servicer
- PMI Refi to Mod Same Servicer

Customer Product:

Coverage:

Payment Plan:

Refund Type:

Renewal Type:

Premium Financed:

Loan Closing Date: (Date Only)

Additional Mortgage Insurance Product Top

Loan Representative Score:

Additional Mortgage Insurance Product:

- Freddie Mac Open Access New Servicer
- Freddie Mac HARP New Servicer
- Freddie Mac HARP Same Servicer
- PMI Refi to Mod New Servicer
- PMI Refi to Mod Same Servicer

After submitting the request, the system will generate a "Pending" status and include a message similar to that displayed on the Thank You screen at the right:

Please see the e-PMI® Quick Start Guide for complete instructions on how to enter a loan.

e-PMI Origination Call Us Toll Free at 877.764.3764
7:00 am to 7:00 pm CT, M-F

Home Products Release Notes User's Manual LOS Docs FAQ Help Log Off

Build#: 11.0.4
Welcome
test test

App#88774833
Pending

Certificate Origination
Data Entry
DU Upload

Features
Rate Quote
Document Upload
MI Pipeline
Outstanding Commitment
Fax Certificate
Survey
Change Password

Thank You!

Thank You for submitting your request to PMI Mortgage Insurance Co.

Application Number: 88774833

Status: Pending

Reason: Thank you for choosing PMI. This request cannot be decisioned at this time. Your request is being reviewed by PMI as a Loan Mod of an existing Cert. The Cert # generated for this request is a Reference # to be used when consulting with PMI. If this request qualifies, the existing Cert will be updated. If you have questions, please contact PMI at 1.877.764.3764 for assistance.

Your application has been assigned a status of Pending. You may access and continue processing this record by clicking one of the MI tabs located at the top of this screen, or begin processing your next request by selecting an option from the left frame. Please contact an E-Business Unit Representative at 1-877-764-3764 for further assistance.

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- **EDI/XML:** Indicator codes have been established by MISMO for lenders/servicers using EDI/XML. Please direct your questions to Simon Attwood (*Simon.Attwood@pmigroup.com*, 925.658.6202).

- **Regional Operations Centers:** Lenders/servicers should fax or upload the Modification Request to **Texas: 866.649.9634** or **Illinois: 888.444.9792:**

- **Delegated Loans:** Lenders/servicers should include forms 1003 and 1008.

- **Non-Delegated Loans:** Lenders/servicers should include the following documents that will be used to underwrite the PMI-to-PMI RTM New Lender/Servicer refinance loan to PMI's guidelines:

1. Modification Request

- Please check this box for ALL PMI-to-PMI RTM requests:

PMI-to-PMI Refinance-to-Modification (including HARP loans)

- Please check the appropriate box for the program the loan is being submitted for:

SAME SERVICER	NEW SERVICER
<input type="checkbox"/> Fannie Mae HARP	<input type="checkbox"/> Fannie Mae HARP
<input type="checkbox"/> Freddie Mac Relief Refinance	<input type="checkbox"/> Freddie Mac Open Access
<input type="checkbox"/> Other Investor	<input type="checkbox"/> Other Investor

2. New 1003 and 1008

3. New credit report (for current mortgage payment history)

4. Income verification is always required by PMI when the P&I payment is increasing over 20% of the current payment

* For Modification Request, go to www.pmi-us.com and click on the "Resource Center" tab, or go to http://www.pmi-us.com/resourcecenter/applications_forms.html

PMI-to-PMI Refinance-to-Modification guidelines do not allow changes in the loan characteristics. For example:

- MI coverage percentage cannot increase from existing loan
- Constant cannot change to amortizing
- BPMI cannot change to LPMI

Please note: As a condition of PMI's agreement to modify the Certificate and to insure or pay a claim on the refinanced loan, the lender/servicer must agree, among other things, that all of PMI's rights and remedies under the Master Policy and applicable law remain in full force and effect with respect to the existing loan and/or the refinance loan, as appropriate, and that PMI has the right to exercise any or all of its rights to exclude or rescind coverage based on the facts and circumstances related to loan origination. The lender/servicer must also agree to retain and provide the loan file for the existing and/or refinanced loan, as appropriate, to PMI upon request.

