

Legacy Origination & Servicing Guide

Effective May 24, 2024

radian

Revision highlights

Revisions for May 24, 2024

Page	Section	Title	Update Description
23	3.11 B	Methods for remittance file delivery	The overnight lockbox mailing address has been updated.

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1. Introduction

This Legacy Origination & Servicing Guide (Guide) is intended to provide Loan originators, investors, and Servicers with helpful information for meeting Radian's expectations as it pertains to the origination, activation, and servicing of performing Loans with Radian mortgage insurance (MI) coverage under Master Policy #RAF1040.

In addition to the information contained within this Guide, please consult Radian's Master Policy #RAF1040, including any endorsements, or Radian's pool or other policies as applicable, to identify specific terms and conditions under which Radian MI is issued. Capitalized terms used herein shall have the meanings as set forth in Master Policy #RAF1040.

Radian's Master Policy #RAF1040 applies to MI applications originated prior to October 1, 2014, as well as our Legacy Default and Claims Servicing Guide.

MI applications originated on or after October 1, 2014 are under Master Policy #RAF483, as well as our Origination & Servicing Guide.

These documents can be located on Radian's [website](#).

This Guide, as well as our Origination & Servicing Guide and our Legacy Default and Claims Servicing Guide are reviewed and updated on a regular basis. In the event a policy or process change is implemented, the details will be posted on our [Servicer Alerts](#) page located on our website.

Sign up to receive alerts on the [Let's Connect](#) page of our website.

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2. MI policy originations

2.1 General requirements

All MI applications submitted to Radian must be supported in the submitting lender's file with complete documentation at the time of application. For complete Underwriting Guidelines and Radian MI rate cards, please visit <https://radian.com>. Should you have any questions about Radian's Legacy Origination & Servicing Guide, please contact our Customer Care team or your Radian representative.

Radian's MI underwriters retain the right to exercise prudent risk underwriting and to modify or decline an MI request based on the overall risk profile. Radian, however, would appreciate the opportunity to work with lenders on any Loan that they believe is an insurable risk.

2.2 Borrower qualification

Radian insures mortgage Loans to natural persons only, with the exception of living/inter-vivos trusts where a trustee has supplied a Social Security number. Radian does not provide MI if Borrowers are corporations, partnerships or limited partnerships (limited liability corporations [LLCs]). A Borrower with diplomatic immunity is ineligible as are Loans to Borrowers having an Individual Tax Identification Number (ITIN) in lieu of a Social Security number. Corporate and business tax identification numbers are unacceptable as a substitute for Social Security numbers.

2.3 MI commitment

A. Term

- 1) Commitments of Insurance (a Commitment or Commitments) are issued by Radian with a commitment term of 120 days.
 - a) Radian's Construction-to-Permanent 12-month commitment term may be requested when initially ordering MI. Refer to Radian's Underwriting Guidelines for specific information.
- 2) Commitment expiration dates cannot be extended.
- 3) Commitments are issued based on Radian's guideline and rate eligibility requirements. Borrower-Paid Mortgage Insurance (BPMI) must be submitted prior to the Loan closing/funding date and Lender-Paid Mortgage Insurance (LPMI) must be submitted prior to the first payment due date.

B. Activation

Commitments must be activated (i.e., Loans must be certified) before the Commitment expires. Activation can be accomplished in one of two ways:

- Report to Radian the date on which the Loan closed (mortgage settlement date) with payment of initial premium, and if applicable, the upfront premium due, and satisfaction of any open conditions; or
- When the deferred premium payment option is chosen, satisfy any open conditions and report to Radian the date on which the Loan closed.

C. Post-commitment data changes

A Loan must re-qualify for a Commitment if there are any changes prior to closing that are beyond the tolerance defined in our underwriting guidelines. This includes, but is not limited to, changes to information that may impact any of the following:

- The Loan's eligibility for MI,
- MI premium rate, or
- The terms under which the Commitment was originally issued.

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Subsequent qualification is based on current published guidelines at the time of re-qualification. It is not based on the guidelines published at the time of the original MI application or Commitment.

A Commitment will be rendered null and void if changes to the Loan information produce an ineligible transaction.

Commitment changes may be completed in MI Online, or submitted to our [Customer Care](#) team and should include documentation to support the change(s) as applicable. There may be instances in which the change(s) requested cannot be accepted.

D. Resubmission tolerance

Acceptable tolerances and limitations are detailed in the applicable Radian Underwriting Guidelines at the time of resubmission, which can be found on our website. In all cases, any changes to the Loan File must be documented on a revised Form 1003 that you submit before MI certification, which is when Radian activates a Certificate in reliance upon the Insured's satisfaction of all requirements in the Master Policy, Underwriting Guidelines, and Commitment.

2.4 Radian products

Radian offers the following MI products:

A. BPMI

BPMI is paid by the Borrower. Premium plan types may be monthly, annual or single.

B. Single premium BPMI

Borrowers can pay a one-time lump sum payment at closing, or if they do not have *sufficient funds*, the one-time sum may be financed under certain circumstances.

C. LPMI

LPMI is similar to *BPMI*, except that it is paid for by the lender. The cost to the lender of the MI premium is built into the interest rate charged on the Loan. Premium plan types may be monthly, annual or single.

D. CustoMIze SplitEdge®

Radian's *CustoMIze SplitEdge®* (only available for *BPMI*) splits the MI cost into an upfront premium and a smaller monthly renewal, dramatically reducing the Borrower's monthly MI payment, which can help Borrowers qualify for a larger Loan or better manage their monthly payments. *CustoMIze SplitEdge®* pricing program is not available for Loans to Borrowers who qualified using non-traditional credit.

2.5 Technology solutions

A. Securing data and communications

With a solid focus on maintaining privacy, we protect non-public personal information (NPI) through specialized internal mechanisms, including the following:

- Secure Sender email encryption service, a reliable, private channel that lets you and Radian exchange email and files containing confidential, proprietary, and/or non-public personal data.
- Transport layer security (TLS) connection, a secure portal that provides a private bridge and allows you to exchange confidential, proprietary, and non-public personal data with us. If you are interested in learning how to use Secure Sender or setting up a TLS connection, contact Customer Care.

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B. MI Online

MI Online is Radian's web-based platform offering a secure environment that facilitates your MI origination management tasks. For example, by using MI Online to support your MI origination needs, you can:

- Obtain a customized rate quote
- Submit a non-delegated MI application
- Submit an application for contract underwriting services and provide loan documents
- Submit a delegated MI application
- Import a Fannie Mae desktop underwriter (DU) data file to speed your MI order data entry
- Obtain a copy of Commitment & Certificate
- Access a status document containing open and cleared suspense conditions or declination reasons assigned to the decision
- Update and resubmit an MI application
- Submit initial or trailing documents, both individually or in multiples
- Activate coverage (monthly deferred only), both individually or in multiples
- Upload documents for quality control reviews

C. System integration and business-to-business (B2B) connectivity

Radian is interfaced with many of the industry's Loan Origination Systems (LOS) to make requesting MI information simple. To find out if we support your LOS, consult the Radian [Technology Partners](#) listing where you'll find information about our integrations.

We adhere to the Mortgage Industry Standards Maintenance Organization (MISMO®) guidelines and a variety of other industry standards. Our systematic processes help you securely and conveniently submit MI underwriting and servicing-related data. Our Customer Care team can also help you submit a request for custom file formats.

Supported MI origination transactions include:

- Requesting rate quotes
- Ordering MI and contract underwriting
- Uploading of underwriting documents
- Querying an existing MI order
- Retrieving your Commitment & Certificate

Supported protocols and connectivity models include:

- Synchronous and asynchronous
- Web service
- Inquiry
- Post-back

For more information regarding system integration capabilities, please contact our Customer Care team or your Radian representative.

2.6 MI application submission

Radian offers multiple options for submitting MI applications for both delegated and non-delegated lenders.

A. Non-delegated

Non-delegated lenders may submit MI applications in any one of the following ways:

- 1) **Electronic Upload using Radian's MI Online data transmission system**

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2) **EDI transmission**

Radian is interfaced with many of the industry's Loan Origination Systems (LOS). Consult the Radian [Technology Partners](#) listing where you'll find information about our LOS integrations including LOS specific instructions on generating rate quotes, ordering MI, uploading documents and retrieving your underwriting decision document.

3) **Email requests**

An MI application can be submitted by sending the request and all required documents to Radian's Service Center via secure email to intake@radian.com.

For lenders who do not have secure email, Radian provides secure email via Secure Sender. Please contact customercare@radian.com.

B. Delegated

Lenders who have been granted delegated underwriting authority through the receipt of a Radian-issued Delegated Underwriting Endorsement are expected to employ prudent judgment when exercising their delegated underwriting authority and diligently underwrite all Loans prior to ordering MI.

Delegated Commitments may be obtained through one of the following methods:

1) **Radian's MI Online data transmission system**

2) **EDI Transmission** – Radian is interfaced with many of the industry's Loan Origination Systems (LOS). Consult the Radian [Technology Partners](#) listing where you'll find information about our LOS integrations including LOS specific instructions on generating rate quotes, ordering MI and retrieving your underwriting decision document.

3) **Email requests**

An MI application can be submitted by sending the request to Radian's Service Center via secure email to intake@radian.com.

For lenders who do not have secure email, Radian provides secure email via Secure Sender. Please contact customercare@radian.com.

The use of Radian's MI Online system, EDI transmission methods, and email submission options:

- Does not relieve the lender of any representations/warranties associated with their Radian delegated underwriting authority.
- Requires the lender to adhere to Radian's published guidelines.

2.7 Commitment of Insurance

When an MI application has met the necessary eligibility requirements, Radian will issue a Commitment. This document sets forth the terms and conditions under which the Company will extend insurance coverage for a mortgage Loan.

A. Commitment changes

Commitment changes may be requested as follows:

- 1) Changes to existing Commitments that were ordered through Radian's Service Center can only be made by contacting Radian's Customer Care team or your Radian representative.
- 2) To request a change to an existing Commitment ordered through Radian's MI Online system, the lender may:
 - Access the Commitment via MI Online
 - Go to "Order MI"
 - Input the Radian application number
 - Make the required change(s) and resubmit; or
 - Contact Radian's Customer Care team.

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- 3) To request a change to an existing Commitment ordered through B2B connectivity, the lender may:
- Resubmit the application via the same EDI channel. This option may not be available for all integrations, please contact our Customer Care team or your Radian representative.

MI commitment changes should be requested by the Servicer. If a change request is made by a party other than the Servicer as listed in Radian’s records, the request must include a written acknowledgment from the Servicer.

2.8 Activate MI coverage

Provided that all open conditions are satisfied, proceed to activate coverage as described below. For help, contact Customer Care.

A. Activate MI coverage, non-deferred (payment required)

To activate MI coverage, the initial premium is due within 10 days after the closing date of the Loan, but must be received by Radian no later than the Commitment expiration date. MI coverage will be effective and in force upon satisfaction of all open conditions, including receipt of the initial premium.

To activate insurance coverage, non-deferred option	
To activate via:	Do this:
E-Bill	<ul style="list-style-type: none"> • Provide the Loan closing date. • Pay required premiums (initial and/or upfront) via wire, ACH, or check. <ul style="list-style-type: none"> ◦ For wire/ACH instructions, please contact our Customer Care team. ◦ To pay by check, please send it to the P.O. Box shown: Radian Guaranty Inc. Attn: Premium Processing P.O. Box 713225 Philadelphia, PA 19171-3225
EDI	<ul style="list-style-type: none"> • Initiate EDI submission. • Provide the Loan closing date to Radian. <ul style="list-style-type: none"> ◦ Review instructions regarding where to insert the Loan closing date in your EDI data set. ◦ <i>To set up connectivity</i> or address any other EDI connectivity matter, contact Customer Care. • Pay required premiums (initial and/or upfront) via wire, ACH, or check. <ul style="list-style-type: none"> ◦ For wire/ACH instructions, contact our Customer Care team. ◦ To pay by check, send it to the P.O. Box shown: Radian Guaranty Inc. Attn: Premium Processing P.O. Box 713225 Philadelphia, PA 19171-3225
Mail	<ul style="list-style-type: none"> • Provide the Loan closing date to us in your letter or on your Commitment. • Pay required premiums (initial and/or upfront). • Send to the mailing address (non-deferred option, only): Radian Guaranty Inc. Attn: Premium Processing P.O. Box 713225 Philadelphia, PA 19171-3225

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B. Activate MI coverage, deferred (no payment at activation time)

The following table details the various methods for activating coverage using the deferred payment option, which applies to monthly premium payment plans only.

Regardless of the method you use to activate coverage:

- Provide the Loan closing date to Radian.
- No initial premium payment is required until you receive your bill.

To activate insurance coverage, deferred option	
To activate via:	Do this:
EDI	<ul style="list-style-type: none"> • Initiate EDI submission. • Provide the Loan closing date to Radian. <ul style="list-style-type: none"> ◦ Review instructions regarding where to enter the Loan closing date in your EDI data set. ◦ <i>To set up connectivity</i> or address any other EDI matter, contact our Customer Care team, which will coordinate with our Client Connectivity group.
LOS (Encompass only)	<ul style="list-style-type: none"> • Open Radian MI interface. • Confirm or provide Loan closing date and first payment date. • Initiate activation request. <ul style="list-style-type: none"> ◦ Review instructions for activation in the LOS User Guides ◦ <i>To set up connectivity</i> or address questions regarding connectivity, contact our Customer Care team, which will coordinate with our Client Connectivity group.
MI Online	<ul style="list-style-type: none"> • Access via https://www.mionline.biz. • Select Loan Servicing and click to open the <i>Activate Deferred</i> feature. • Provide the Loan closing date and first payment date to Radian. • Get more help by clicking <i>Help</i> in MI Online.
Email	<ul style="list-style-type: none"> • Send an email to customercare@radian.com with one of the following: <ul style="list-style-type: none"> ◦ Your monthly Open Commitment Activation Report (OCAR) with the Loan closing dates. (Contact your Sales Account Manager or our Customer Care team for additional information on this method.) ◦ The Loan closing date and Commitment number.

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3. MI policy servicing

3.1 Technology solutions

A. Securing data and communications

With a solid focus on maintaining privacy, we protect non-public personal information (NPI) through specialized internal mechanisms, including the following:

- Secure Sender email encryption service, a reliable, private channel that lets you and Radian exchange email and files containing confidential, proprietary, and/or non-public personal data.
- TLS connection, a secure portal that provides a private bridge and allows you to exchange confidential, proprietary, and non-public personal data with us. If you are interested in learning how to use Secure Sender or setting up a TLS connection, contact Customer Care.

B. MI Online

MI Online is Radian's web-based platform offering a secure environment that facilitates your MI servicing and Claims management tasks. For example, by using MI Online to support your MI servicing needs, you can:

- Obtain a copy of Commitment & Certificate
- View up-to-date records of premium payment
- Access E-Bill:
 - View invoices
 - Pay invoices
 - View most recent 12-month invoice history
 - View most recent 12-month Certificate-level payment history
 - View and export Commitments needing activation
 - Provide closing dates and make payments through the E-Bill Activate Commitments option
- Transfer MI servicing
- Cancel Certificates
- Change Loan numbers
- Upload documents for quality control reviews
- Submit MI Claim requests
- Upload Claim documents
- View the status of one or more pending Claims requests
- View and download an Explanation of Benefits (EOB) and/or Supplemental Explanation of Benefits (Supplemental EOB)

C. System integration and business-to-business (B2B) connectivity

We adhere to the Mortgage Industry Standards Maintenance Organization (MISMO®) guidelines and a variety of other industry standards. Our systematic processes help you securely and conveniently submit MI underwriting and servicing-related data. Our Customer Care team can also help you submit a request for custom file formats.

Supported MI servicing transactions include:

- Activating MI
- Managing premium remittance
- Transferring servicing
- Cancelling MI

Supported Default transactions include:

- Reporting Defaults
- Submitting Claims

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Supported protocols and connectivity models include:

- Synchronous and asynchronous
- Web service
- Inquiry
- Post-back

For more information regarding system integration capabilities, please contact our Customer Care team or your Radian representative.

3.2 Servicing Standards

Radian MI is issued under the terms and conditions of Radian’s Master Policy #RAF1040, which specifically requires that those responsible for servicing Loans adhere to the highest standard of servicing performance. The following guidance is intended to ensure Radian’s servicing performance expectations are met.

A. Highest standard of servicing performance

Radian defines the term “highest standard of servicing performance” as:

- Utilize industry best practices. Implement and maintain proven processes and procedures used to minimize losses and maximize opportunities for a Borrower to retain their home.
- Adhere to applicable requirements of the Federal Housing Finance Authority’s Servicing Alignment Initiative, as they become effective.
- Adhere to all rules and regulations specific to Loan servicing imposed by the Consumer Financial Protection Bureau.

Implied and expressed within, is the Servicer obligation to:

- Comply with the terms and requirements of the applicable Purchase and Sale, Master Servicer, Servicer or Sub-Servicer contracts under which Loan servicing is performed; and
- Comply with all settlements and agreements between the Servicer and any federal or state Attorney General.

Radian’s servicing performance expectations align with those established by Government Sponsored Enterprise (GSE) published requirements and/or government mandates including adequate controls for documentation, maintenance and quality of its mortgage payment records.

In the event Fannie Mae/Freddie Mac requirements differ, applicable GSE guidelines apply. Loans not purchased or secured by either Fannie Mae or Freddie Mac, may follow the requirements of either GSE, so long as they are consistently followed. GSE published servicing policy is readily available and is incorporated herein by reference without duplicating information.

3.3 Changes to Certificates

Occasionally, changes to the terms of a Certificate are necessary. The submitter, originator, Insured, Servicer, subservicer or beneficiary per Radian’s records, should email our [Customer Care](#) team and include documentation to support the change(s) if applicable. If the requestor is not the Servicer, we ask you notify the Servicer of the change(s). There may be instances in which the change(s) requested cannot be accepted.

The sections below cover the following types of change requests:

- Loan assumptions
- Loan modifications
- Loan sales/transfer of servicing
- Post-activation changes
- Changes to tax rate
- Partial release

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3.4 Loan assumptions

For instructions, see [To request a Loan assumption](#) in this Guide.

A Loan assumption results in a change in both Property ownership and a change in the obligated mortgagor. The obligated mortgagor is liable for repaying the underlying obligation of a mortgage agreement.

In a Loan assumption, the assuming Borrower accepts liability for paying the existing mortgage and thus becomes the obligated mortgagor. The assumed LTV may not exceed the initial LTV at the time of certification.

There are two kinds of Loan assumptions.

- **Assumptions with release of liability**, in which the existing obligated mortgagor is released from liability.
- **Assumptions without release of liability**, in which the existing obligated mortgagor remains liable for repayment.

In order for MI to remain in place after either type of Loan assumption is performed, the following requirements must be satisfied.

Performing Loans	Release of Liability
Assuming Borrower currently occupies or intends to occupy the subject Property as a primary residence and meets all of the following: <ul style="list-style-type: none"> • Assuming Borrower will continue to occupy the subject Property as a primary residence; • Monthly mortgage payments have been paid as agreed for the past twelve (12) months; and • Certificates issued in the name of the assuming Borrower, if applicable, are in good standing 	No
Credit requirements: <ul style="list-style-type: none"> • Maximum 45% debt-to-income OR 50% with evidence of an equal or higher housing expense paid as agreed for twelve (12) months and a minimum six (6) months reserves OR AUS approve/eligible response; • Minimum 660 credit score or AUS approve/eligible response; and • Evidence that the assuming Borrower currently occupies the subject Property or will do so at the time of the assumption 	Yes
Documentation requirements: <ul style="list-style-type: none"> • Completed 1003 • AUS findings (if applicable) • Current tri-merged credit bureau report • Current income validation (30 day paystubs, most current W2, or most current tax return) • Current asset documentation, as outlined on form 1003 	Yes
Additional documentation requirements when inheritance or division of equity is involved: <ul style="list-style-type: none"> • If the subject Property is involved in probate or inherited by more than one party, appropriate court documents are required • If one or more of the obligated mortgagor(s) is released from liability and receives proceeds from divided equity in the subject Property, the following is required: <ul style="list-style-type: none"> ◦ Appropriate court documents ◦ Terms of ownership must be disclosed ◦ Assuming Borrower(s) must prove his or her financial ability to meet agreement terms ◦ Quitclaim, or other applicable deed, must be executed 	Yes
Documentation requirements when purchasing the subject Property: <ul style="list-style-type: none"> • Complete copy of assuming Borrower's purchase agreement disclosing all terms of the sale 	Yes

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Non-Performing Loans	Release of Liability
Credit requirements following Default or modification within past six (6) months: <ul style="list-style-type: none"> • Loan is current at the time of assumption OR modification is currently being processed • Request does not include a release of liability • Assuming Borrower must occupy or intend to occupy the subject Property 	No
Documentation requirements following Default and/or modification within the past six (6) months: <ul style="list-style-type: none"> • Explanation of the circumstances surrounding the Default and/or modification • Reason(s) for adding the assuming Borrower 	No
Credit requirements for the purchase assumption of a currently delinquent Loan: <ul style="list-style-type: none"> • Previously delinquent Loan that is now current at the time of assumption, or simultaneous workout modification is currently being processed • Maximum 45% debt-to-income OR 50% with evidence of an equal or higher housing expense paid as agreed for twelve (12) months and a minimum of six (6) months reserves • Minimum 680 credit score; and • Evidence that the assuming Borrower currently occupies the subject Property or will do so at the time of the assumption 	Yes
Documentation requirements for the purchase assumption of a currently delinquent Loan: <ul style="list-style-type: none"> • Completed 1003 • Current tri-merged credit bureau report • Current income validation (30 day paystubs, most current W2, or most current tax return) • Current asset documentation, as outlined on form 1003 • Complete copy of assuming Borrower's purchase agreement disclosing all terms of the sale • Collateral assessment that supports sale price 	Yes

3.5 Loan modifications

A Loan modification is a permanent change or alteration to the existing terms of a mortgage. Radian supported the Homeowner Affordability and Stability Plan (HASP) by participating in the Home Affordable Refinance Program (HARP®) through the program's expiration date of December 31, 2018 and the Home Affordable Modification Program (HAMP or HMP) through the program's expiration date of September 30, 2017.

Under certain circumstances Radian supports Loan modification programs for both performing and non-performing Loans.

The Notification of Mortgage Insurance Modification form may be submitted by either using the Web or Excel form, unless specifically noted below.

- [Web Form](#) (performing refinance modification Loans only)
- [Excel Form](#)

A. Performing refinance modification Loans

HARP – A modification program that was available to current Radian Master Policy holders for Same and New Servicer refinances with Loan closing dates through December 31, 2018 and delivery to GSEs by September 30, 2019. It facilitated the refinance of a performing Loan by extending current MI coverage to the new HARP refinance Loan.

Submission procedures:

Radian required notification of HARP (Home Affordable Refinance Program) transactions prior to closing, and after the closing has occurred. If the request was a HARP transaction, answer No to the question "Is this a Fannie Mae High LTV Refinance Option or Freddie Mac Enhanced Relief RefinanceSM" on the form.

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1) Completing the Pre-Closing Notification

- Select the Pre-Closing Notification request type for all new refinance modification Loan applications that have not yet been reported to Radian.
 - You will receive a Letter of Intent to Modify within one business day of submitting this form.
 - The Letter of Intent to Modify acknowledges your intent to refinance the insured Loan and transfer existing coverage to the new Loan.
- Complete the Program Name field. Program names differ between “Same Servicer” and “New Servicer” transactions. Select the Same Servicer option if the existing Loan being refinanced is currently in your company’s portfolio.
- Complete the remaining fields. An error message will appear at the top of the page if required information or corrections are required.

2) Providing Updates to the Original Request

- Select the Pre-Closing Update/Change Notification request type if you have already submitted the Pre-Closing Notification and need to update the details of the refinance transaction.
 - You will receive an updated Letter of Intent to Modify within one business day of submitting the form.

3) Notifying Radian of the Loan Closing

- Select the Post-Closing Modification Order request type to report the closing of an active refinance modification.
 - The Letter of Intent to Modify and the Certificate of Insurance Endorsement will automatically be provided via email.

B. Performing non-GSE Loan modifications

Radian gives you full delegated authority to complete Loan modifications, for performing non-GSE Loans, that have a tangible net benefit to the borrower and meet the eligibility criteria outlined below:

Performing non-GSE Loan modification requirements

- Reduction to the Loan interest rate or Loan term only
- Must not result in an increase to the borrower’s monthly principal and interest payment
- No changes to the borrowers on the Loan (no additions or removals permitted)
- Monthly MI premium plans only
- Payment history 0x30 in last 12 months

Using the Notification of Mortgage Insurance Modification form, identify the request as a performing non-GSE Loan modification and complete the remaining fields.

C. Non-performing GSE and non-GSE Loans

Radian defines a *non-performing Loan* as one that is currently in Default or in imminent risk of Default, based on the Net Present Value (NPV) waterfall identified in Treasury’s documentation. Please refer to Radian’s Legacy Default and Claims Servicing Guide for more information about non-performing Loans.

3.6 Loan sales/transfer of servicing

The steps to follow regarding in force policies related to a Loan sale or transfer of servicing are listed below:

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A. Assignability of insurance

- 1) Radian does not restrict the assignment of insured Loans, however, servicing may be transferred only to a Radian-approved Servicer. A transfer of servicing to a Servicer not approved by Radian may jeopardize the insurance coverage. To become a Radian-approved Servicer, please contact our Customer Care team and request an application.
To confirm that a transferee is Radian-approved, call Customer Care.
- 2) Radian should be notified of the Loan sale/transfer of servicing by the buyer of the Loan, or the seller of the Loan, which can be done in the following ways:
 - **EDI 266 transaction**—X12 266 is a transaction that allows Radian’s Loan Servicers to electronically process Loan sale/transfer of servicing information. For more information, please contact our Customer Care team or your Radian representative.
 - **MI Online** allows you to process the transfer of servicing information online. Users can view the status of Certificates and servicing transfers, as well as update Loan numbers and closing dates.
 - Send a completed *Transfer of Servicing* form (or any other format containing the same information as provided on our *Notice of Loan Sale and/or Request For Transfer of Servicing* form on [page 31](#)) by:
Email: customercare@radian.com
Complete our [Notice of Loan Sale and/or Request for Transfer Servicing form](#) online.
- 3) Upon request, Radian will issue an endorsement to the Certificate to the buyer of the Loan. The endorsement will acknowledge the transfer (with or without a Loan sale) and establish continued coverage on the assigned Loan. In the case of a servicing transfer only, Radian will issue an endorsement that will state, “*Acknowledgment of Servicer Change Only.*”
- 4) Renewal premium notices will be sent to the Servicer indicated on the Loan sale notice. If the renewal premium is past due at the time Radian is notified of the Loan sale or transfer of servicing, the endorsement will indicate the amount of premium that is due.
- 5) Purchasers of mortgages should be sure to receive a Certificate endorsement evidencing the Loan sale or transfer of servicing and that coverage is in force.

3.7 Post-activation changes

There may be times after activation where it is necessary for a lender to request a change in terms of coverage, payment plan, or Loan characteristics. Any changes to Loan characteristics, including but not limited to Loan amount, closing date, appraised value, or LTV, should be reported immediately.

Certain changes may require further review and/or a request for supporting documentation to confirm eligibility and/or impact to pricing. We review all requests and communicate the decision to the requestor. It is Radian’s sole discretion to approve post-activation change requests.

If a change results in a decrease in premium, then any refund due will be issued to the Servicer or subservicer, if applicable.

- If approved less than 180 days from the Certificate Effective Date and results in a refund due, the Servicer or subservicer, if applicable, is eligible to receive a refund of any differential in premium paid.
- If approved on or after 180 days of the Certificate Effective Date, the Servicer or subservicer, as applicable, is eligible to receive a refund of only the two most recent months of any differential in premium paid.

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If a change results in an increase in premium, then you may request to buy down the premium back to the original rate:

Payment Plan:	Buydown Requests:
Monthly or Annual	When applicable, Radian evaluates the difference in pricing between the current premium and the disclosed premium, the age of the certificate, and the loan amortization to determine the amount owed in order to buy down the premium. If approved and if it is necessary, you will receive a disclosure quote to buy down the premium. This amount, if applicable, is due within 30 days of the disclosure issuance in order for the update to be made.
Single	If approved and if it is necessary, any additional premium due must be remitted to Radian before the change can be finalized.

To request or report a post-activation change, contact our Customer Care team.

3.8 Changes to tax rate (where applicable)

A. State insurance premium tax & surcharge

Taxes and surcharges are applicable to Certificates of Insurance (a Certificate or Certificates) in the states of Kentucky and West Virginia. Currently, West Virginia assesses a single state tax/surcharge, while Kentucky may assess taxes/surcharges at a state, municipality and/or county level. These taxes/surcharges apply to both initial and renewal premiums. Rates are subject to change and may increase or decrease during the life of the MI policy.

Commitments will contain the tax/surcharge in effect as of the date of the Commitment issuance. Radian provides details of the state, municipal and/or county rates being assessed on the Commitment/Certificate. It is the lender's responsibility to adjust the tax/surcharge for any increase or decrease imposed by state and local authorities prior to certification. For policies impacted by a tax/surcharge rate change, lenders can obtain an updated Commitment via MI Online, through their LOS (if integrated with Radian) or by contacting our Customer Care team.

Location	State tax/surcharge rate	Municipality and County tax/surcharge	Change frequency
Kentucky	1.8%	Municipality and/or County rates may apply and vary by local authorities.	Annually during the month of July
West Virginia	0.55%	Not applicable	Not applicable

Please consult the Kentucky and West Virginia Department of Insurance for additional information.

B. Existing Certificates with renewals

It is Radian's responsibility to collect taxes/surcharges and remit these fees to the state and local authorities. Radian's monthly invoice will contain the tax/surcharge rates in effect during the month the invoice was generated.

In the event of a post-activation change, referenced in Section 3.7, in which the premium due is impacted, Radian will use the tax/surcharge in effect as of the change date to recalculate invoices. Should the tax/surcharge increase or decrease from the tax/surcharge in effect at activation, the post-activation change may result in additional funds due or a refund.

3.9 Partial release

Radian must approve a partial release before the Borrower may sell any portion of their mortgaged premises. To obtain approval, submit the Borrower's request in writing to Radian along with the following items:

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- Current appraisal or broker's price opinion (BPO)
- Estimated value of the parcel being released
- Copy of appraisal from origination
- Survey of the premises
- 12-month payment history
- Dollar amount of any consideration being paid

To submit this information:

- By mail, send to
Radian Guaranty Inc.
ATTN: Legal Dept.
550 East Swedesford Road, Suite 350
Wayne, PA 19087
- By email, send to
partialreleases@radian.com

Contact customer.help@radian.com with any questions.

3.10 Cancellation of coverage/refund of premium/balances due

Occasionally, it becomes necessary for the Servicer to cancel Radian insurance coverage because the Loan has been paid off or the LTV ratio has decreased to a level at which insurance is no longer needed.

A. Cancellation of coverage

- 1) To expedite the process of cancelling MI coverage, send all cancellation requests to Radian upon the associated event. MI coverage may be cancelled for reasons such as Loan payoff, MI coverage is no longer required per the Servicer, another MI provider was used, the Loan terms changed and MI coverage is no longer required, or the Loan reaches or is scheduled to reach, as applicable, an acceptable LTV ratio and meets all other requirements of the HPA, including that the Borrower is current on mortgage payments.

Radian's obligations under the HPA begin when the lender or designated Servicer contacts the insurer to cancel Borrower-Paid MI on a certain Loan.

Once a Loan meets all HPA requirements, the lender can no longer require the Borrower to pay for MI premiums. The lender or designated Servicer is responsible for verifying HPA qualifications and instructing Radian to cancel coverage.

Any cancellation request that is received more than two months after the Loan payoff date or cancellation date will be processed using an effective date of two months prior to the date the request is submitted to Radian. Refunds, when applicable, will be calculated using this effective date. The Servicer is responsible for any outstanding premium due. Radian will bill the Servicer for payments due. Servicers must indicate the cancellation reason when submitting the cancellation request.

- 2) Upon cancellation by the Servicer, Radian will generate a cancellation refund, if applicable, and will continue to refund all subsequent premium remittances. In the event a Servicer has submitted a cancellation notice in error, in order to reinstate coverage, the Servicer will be responsible for returning all premium refunds to Radian.
- 3) Lenders can notify Radian of cancellations in one of the following ways:
 - **EDI 266 transaction**—X12 266 is a transaction that allows Radian's Loan Servicers to electronically process an MI cancellation. For more information, please contact our Customer Care team.
 - **MI Online** allows you to process an MI cancellation online.

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- Send a completed *Cancellation Request* form (or any other format containing the same information as provided on our *Cancellation Request* form on [page 32](#)) by:

Email: customercare@radian.com

Mail: Radian Guaranty Inc.
ATTN: Customer Care
550 East Swedesford Road, Suite 350
Wayne, PA 19087

Complete our [Cancellation Request form](#) online.

- 4) Radian will collect the deferred month (if applicable), renewal premium and premium tax/assessment at time of cancellation. Cancellation can result from a Loan paying in full, payment of a Claim or other action by Radian or the Insured. If at the time of Claim, the deferred premium, renewal premium and premium tax/assessment is outstanding, all or a combination will be netted from the Claim payment.
- 5) Radian monitors single premium Certificates for pay off and if established criteria have been met, Radian will cancel the associated MI coverage. If there are any questions please contact our Customer Care department.

B. Refunds

All refunds will be remitted to the Servicer via check unless otherwise directed by the Servicer to issue to another participating institution such as the Investor or Master Servicer.

To enhance the ease of doing business, Radian offers the option of issuing premium refunds via aggregate wire transfer. To be set up to receive aggregate refunds via wire, contact [Customer Care](#).

C. Refundable payment plans

Annual payment plans: Refunds will be calculated based on the *Short Rate Cancellation Schedule: Refund Schedule – Annual Premium Plans* located on [page 34](#).

Monthly payment plans: When Radian receives a notice of cancellation for a Certificate with refundable rates, a 30-day calendar month is used for the prorated calculation.

Single and the upfront portion of CustoMize SplitEdge® payment plans: Refunds will be calculated based on the 3-year refund schedule on the *Refund Schedule – Single and CustoMize SplitEdge Upfront Premiums* located on [page 34](#).

D. Non-refundable payment plans

Annual payment plans: Premiums for these plans may be refundable when coverage is cancelled under the HPA. Radian's calculation utilizes the *Short Rate Cancellation Schedule: Refund Schedule – Annual Premium Plans* located on [page 33](#).

Monthly payment plans: In some cases, a premium may still be due when Radian receives a request for cancellation of coverage on a Loan insured under a monthly non-refundable plan. The Servicer is responsible for any outstanding premiums plus the premium for the month in which the payoff/waiver occurs. Radian will bill the Servicer for outstanding payments. For Borrower-Paid accounts, Radian will issue a refund of premium (if applicable) if the cancellation meets LTV ratio, occupancy, Property, and payment history requirements set forth by the HPA. Servicers must indicate the cancellation reason when submitting the cancellation request.

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Single and the upfront portion of CustoMlze SplitEdge® payment plans: Premiums can be refunded only when coverage is cancelled under the HPA. Refunds will be calculated using the *Refund Schedule – Single and CustoMlze SplitEdge® Upfront Premiums* located on [page 34](#):

Refund Summary			
Borrower-Paid Premium plans		Non-HPA	HPA*
Monthly	Refundable	Pro-rated	Pro-rated
	Non-refundable	N/A	
Annual	Refundable	Short Rate Cancellation Schedule – Annual Premium Plans	Short Rate Cancellation Schedule – Annual Premium Plans
	Non-refundable	N/A	
Single and upfront portion of CustoMlze SplitEdge®	Refundable	3-year refund schedule located on the Refund Schedule – Single and CustoMlze SplitEdge® Upfront Premiums	Based on the original LTV and loan term, use the corresponding column located on the Refund Schedule – Single and CustoMlze SplitEdge® Upfront Premiums
	Non-refundable	N/A	

* Refund calculations for HPA cancellations are not affected by the refundable/non-refundable option of a plan.

3.11 Renewal premium billing and payment

The following table presents the standard range of options we offer for paying your renewal premiums. The questions in the left hand column help to compare the various plans.

Summary of plan types & features							
Pay Plan	Monthly				Annual		Single
Renewal Type	Constant	Declining	Constant w/upfront	Declining w/upfront	Constant	Declining	N/A
1. Does premium decline? If so, at what interval?	N/A	Yes, annually, on anniversary of Certificate Effective Date.	N/A	Yes, annually, on anniversary of Certificate Effective Date.	N/A	Yes, annually, on anniversary of Certificate Effective Date.	N/A
2. What is the billing frequency?	Monthly	Monthly	Monthly Deferred – You pay the upfront premium* to activate coverage. Non-deferred – You pay the upfront premium* and initial monthly premium payment to activate coverage.	Monthly Deferred – You pay the upfront premium* to activate coverage. Non-deferred – You pay the upfront premium* and initial monthly premium payment to activate coverage.	Annually, on the anniversary of Certificate Effective Date.	Annually, on the anniversary of Certificate Effective Date.	N/A You pay the upfront premium quoted in the Commitment to activate coverage.

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Summary of plan types & features (cont'd)

Pay Plan	Monthly				Annual		Single
Renewal Type	Constant	Declining	Constant w/upfront	Declining w/upfront	Constant	Declining	N/A
3. How long does the rate apply?	Years 1–10. On 11th anniversary, steps down, then stays at that rate through Policy end.	The rate remains the same through life of the Policy.	Years 1–10. On 11th anniversary, steps down, then stays at that rate through Policy end.	The rate remains the same through life of the Policy.	Years 1–10. On 11th anniversary, steps down, then stays at that rate through Policy end.	The rate remains the same through life of the Policy.	The rate is applied only once.
4. How is the premium calculated?	Initial Loan amount x rate ÷ 12 months	UPB at anniversary of Certificate Effective Date x rate ÷ 12 months	Initial Loan amount x rate ÷ 12 months	UPB at anniversary of Certificate Effective Date x rate ÷ 12 months	Initial Loan amount x rate	UPB at anniversary of Certificate date x rate	N/A
5. Is there a Lender-Paid option?	Yes	Yes	No	No	Yes	Yes	Yes
6. Is there a Borrower-Paid option?	Yes	Yes	Yes	Yes	Yes	Yes	Yes
7. Is there a deferred option?	Yes	Yes	Yes – Only the initial monthly premium payment is deferred.	Yes – Only the initial monthly premium payment is deferred.	No	No	No

* Upfront premium is a premium requirement that is part of Radian's Borrower-Paid CustoMize SplitEdge® product. It is a single premium used to buy down the cost of the MI premium paid monthly.

Free After Five®—Certificates in this program, which was retired for new submissions as of March 13, 2011, are billed in the same manner as monthly Certificates, however, Certificates may qualify for billing termination after 60 months. Radian initially reviews Certificates under the Free After Five program after month 58 or two (2) months prior to the billing termination date. Please contact our Customer Care team if you have any questions.

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A. Methods for paying renewal premiums

Summary of billing methods

Billing Method	E-Bill	EDI	Excel bill electronically delivered
When do you receive your bill?	1st Business Day of each month	In most cases, within 1st week of each month	In most cases, within 1st week of each month
How do you receive your bill?	Email notification directs you to E-Bill tab of MI Online	EDI	Email via Radian's Secure Sender
What billing contact information must you give to Radian?	An E-Bill contact name and email address	Contact Customer Care	Your email address
Do you need an MI Online account?	Yes	No	

- Radian uses E-Bill as the default billing method if you do not specify a preference for EDI or Excel.
- All bills are sent to the Servicer and include all current renewal monthly premiums plus past due premiums.
- You can remit premium to Radian via Automated Clearing House (ACH), wire, or check. If paying by check, please use the following P.O. Box for regular mail delivery:
Radian Guaranty Inc.
ATTN: Premium Processing
P.O. Box 713225
Philadelphia, PA 19171-3225
- If submitting remittance data via Excel or mail, be sure to include Certificate number, Borrower name, Unpaid Principal Balance (UPB), Loan number, premium due, and premium tax.
- Contact Customer Care if you wish to change anything pertaining to your billing method.

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B. Methods for remittance file delivery

Billing, payment and remittance file combinations			
Billing options	E-Bill	EDI bill	Excel bill
EDI remittance file	N/A	<ol style="list-style-type: none"> 1. Transfer funds via wire, or mail check to Radian Lockbox. 2. Submit remittance file via EDI. 	N/A
EXCEL remittance file	<ol style="list-style-type: none"> 1. Transfer funds via wire, or mail check to Radian Lockbox. <ul style="list-style-type: none"> o Use the following P.O. box for regular mail delivery: Radian Guaranty Inc. Attn: Premium Processing P.O. Box 713225 Philadelphia, PA 19171-3225 o Use the following address for overnight delivery: Lockbox Services #823225 Radian Guaranty, Inc 2005 Market Street, 5th Floor Philadelphia, PA 19103-7042 2. Download E-Bill data into Excel. 3. Submit remittance files through MI Online or via secure email to radpreprocessing@radian.com 	N/A	<ol style="list-style-type: none"> 1. Transfer funds via wire, or mail check to Radian Lockbox. 2. Send Excel file via secure email to radpreprocessing@radian.com
MAIL remittance file	<ol style="list-style-type: none"> 1. Print .pdf version of E-Bill. 2. Attach check to printed E-Bill. 3. Mail to Radian Lockbox. <p>If required, indicate new and/or changed data by neatly marking up printed E-Bill; mail with adjusted payment to our Lockbox.</p>	N/A	N/A

Forgiveness and forbearance

- Principal forgiveness**—Premium payments for Loan modifications with principal forgiveness are to be made net of forgiveness. Cumulative principal forgiveness should be deducted from the Loan balance when calculating premium due.
- Principal forbearance**—Premium payments for Loan modifications with principal forbearance remain unchanged.

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C. Billing exceptions

To assist in identifying exceptions, Radian can perform a portfolio reconciliation to compare data for all in force policies. To report any billing exceptions or to request a portfolio reconciliation, contact Customer Care or your Radian representative.

Please note that it remains the Servicer's responsibility to remit premium for all Radian insured Loans in your servicing portfolio, whether or not a Certificate is listed on the renewal bill. MI coverage will be canceled if Radian does not receive the premium due within the grace period.

1) Key ways to avoid billing exceptions

Ensure that the total dollar amount of the Servicer's payment matches the premium due as reflected on the monthly remittance file. If these two amounts do not match, a billing exception may occur.

To avoid the premium due for the prior month appearing on the current month's bill, be sure to send the payment and remittance files no later than five Business Days before the end of the month. This will ensure premium payments are posted prior to the next month's billing cycle.

2) Handling of service transfers and cancellations

To ensure accurate billing for all Certificates in the Servicer's portfolio, Radian recommends completing all Certificate changes prior to the start of a new month.

By doing so, Certificates transferred in will be reflected on your next month's bill.

Certificates transferred out or cancelled would not appear on your next month's bill.

D. Remitting the renewal payment

Checks for premiums due should be sent to:

Radian Guaranty Inc.
P.O. Box 713225
Philadelphia, PA 19171-3225

For overnight deliveries or to pay by wire, please contact Radian's Customer Care team.

E. Premium exceptions

Radian will advance up to a maximum of one month of coverage. Premiums outside of the tolerance level may result in an automatic refund.

F. Lapsed coverage notifications

The Servicer is responsible for remitting renewal monthly premiums in order to maintain coverage. Premiums are due within 30 days of the expiration of the coverage period or coverage will lapse. If premiums are not received within 60 days, Radian will issue a Notification of Lapsed Coverage to the Servicer. Unless otherwise requested, the notices are sent via regular mail. To maintain coverage, premiums must be received within the grace period referenced on the Notification of Lapsed Coverage.

G. Termination of coverage for non-payment

Failure to remit premium within the grace period will result in cancellation of coverage in accordance with the terms of the Master Policy. Radian will issue a cancellation notice to the Servicer. Unless otherwise requested, the notices are sent via regular mail.

H. Payment file discrepancies

To ensure accuracy on the next month's bill, payment file discrepancies must be resolved within 15 days from the date the payment file is received.

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I. Servicing notices

As permitted by applicable state law, Radian offers the Servicer the option to receive certain servicing notices electronically. If a Servicer opts for electronic servicing notices in lieu of paper notices, contacts delegated by the Servicer will receive a secure email, on the 4th day of each month, containing Excel spreadsheets detailing the following:

- Cancelled Commitments
- Expired Commitments
- Lapsed Certificates
- Cancelled Certificates for non-payment
- Cancelled Certificates per lender request

To opt in to receive electronic servicing notices, contact Radian's [Customer Care](#) team.

3.12 Reinstatement of insurance coverage

We trust that our clients routinely follow all of the procedures that are necessary to properly manage the status of Commitments and Certificates. We understand that on rare occasions a Commitment may expire or a Commitment or Certificate may be unintentionally cancelled. Contact Customer Care to submit a reinstatement request. Upon receipt of a request, we will then consider a reinstatement of a Commitment or Certificate as per the requirements outlined in the Reinstatement Eligibility table below.

Reinstatement Eligibility		
Request Type	Requirements	
All	Automated payment history through the current month (if payment history is less than 12 months) OR the last 12 months reflecting all payments have been received within the month due*	
	Written statement confirming that no other MI company has insured the loan	
Commitments	Expired	Confirmation the closing date occurred prior to the Commitment expiration date (i.e. Closing Disclosure)
		Radian is notified within 180 days of the closing date
	All Certificates previously issued in the name of the Borrower are in good standing	
	Cancelled	Expiration date of the original Commitment is still valid
Certificates	Non-payment	All Certificates previously issued in the name of the Borrower are in good standing
		For monthly renewal plans, the request with monthly premium due must be received within 180 days of the cancellation coverage effective date
		For annual renewal plans, the request with annual premium due must be received within 365 days of the cancellation coverage effective date
	Servicing transfer error	Request must be received within 60 days of the date on which coverage was cancelled
The servicing transfer date must be provided		
Written attestation that the reinstatement request was due to a servicing transfer error		

*Radian reserves the right to request an automated payment history up to and including 36 months.

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Appendix A: Forms


Online access to most of our forms is provided through <https://radian.com>.

Samples of many of our most frequently used forms (listed below) are included in the rest of this appendix.

- [Assumption Request Side 1](#)
- [Assumption Request Side 2](#)
- [Notification of Mortgage Insurance Modification Web Form](#)
- [Notification of Mortgage Insurance Modification Excel Form](#)
- [Notice of Loan Sale and/or Request For Transfer of Servicing](#)
- [Cancellation Request](#)

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Assumption Request Side 1



Assumption Request

Disposition Date _____
Revision Date _____

Radian Guaranty Inc. · 550 East Swedesford Road, Suite 350 · Wayne · Pennsylvania · 19087 877.723.4261 · customer.help@radian.com

Lender _____Radian Master Policy Number _____

Submitter's Contact Information

Name _____ Phone _____ Ext. _____ Fax _____

Email _____

Radian Certificate Number _____Lender's Loan Number _____

Original Borrower(s)

Name _____

Last	First	Middle
------	-------	--------

Name _____

Last	First	Middle
------	-------	--------

Assuming Borrower(s)

Name _____

Last	First	Middle	Social Security Number
------	-------	--------	------------------------

Name _____

Last	First	Middle	Social Security Number
------	-------	--------	------------------------

Property Address

Street _____


City _____ State _____ Zip Code _____

What is the reason for the assumption request? (Please be specific.)

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Assumption Request Side 2


Assumption Request

Will original borrower be released from liability? Yes No

If yes, please provide the following documentation specific to the assuming borrower:

Complete, signed 1003 Current credit report Quitclaim or warranty deed

Current income documentation (30 day paystub and one year W2 or tax return as applicable)

Current asset documentation (2 mos.) Applicable court order or legal documents

Collateral value assessment such as an AVM, BPO, legal document or appraisal
(Only required on a purchase transaction when seller receives proceeds)

If no, please provide:

Applicable court or legal documents Evidence of occupancy or intent to occupy

The lender hereby confirms the identity and social security number(s) of the assuming borrower(s) identified above have been validated by the submitter.

Lender Signature Date of Request

*****DISPOSITION*****

Radian has reviewed the assumption request above with the following disposition:

Approve Without a release of liability With a release of liability

Subject to execution of Quit Claim Deed

Deny Does not meet Radian's assumption eligibility requirements

Suspend Additional documentation required:

Complete, signed 1003 Current credit report Quitclaim or warranty deed

30 day paystub Recent year W2 Most recent complete tax return

Most recent complete asset statements (two months required)

Applicable court order or legal documents

Collateral value assessment such as an AVM, BPO, legal document or appraisal

Intent to occupy explanation

Other _____

Radian Underwriter Date Completed

Send Completed Form to customer.help@radian.com


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Notification of Mortgage Insurance Modification

- [Web form](#) for performing Loan submissions.



Notification of Mortgage Insurance Modification

[Refinance Modifications Guide](#) [Download the Excel version of this form](#)

Request Type

Is this a Fannie Mae High LTV Refinance Option / Freddie Mac Enhanced Relief RefinanceSM?

Program Name

Submitting Servicer/Lender

Radian Master Policy Number

Company Name

Street Address

City

State

Zip

Submitter First Name

Submitter Last Name

Submitter Email

Email Confirmation

Submitter Phone

Borrower

First Name

Middle Name

Last Name

Subject Property

Street Address

City

State

Zip

Pre-Close Data

Existing Radian Certificate Number

Existing Loan Number

New Loan Number

Loan Type

New Loan Amount

Interest Rate (%)

P&I

PITI

Term (months)

Occupancy Type

MI Premium Source

MI Renewal Type

Qualifying Property Value

Closing Costs

Existing Loan Payoff Amount

Borrower FICO


Comments

Submit

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Notification of Mortgage Insurance Modification

- [Excel form](#) for performing and non-performing Loan submissions.



radian

Radian Guaranty Inc. · 550 East Swedesford Road, Suite 350 · Wayne, PA · 19087
Phone: 877.723.4261 (Customer Care)

Notification of Mortgage Insurance Modification
(For use with performing loan refinances, non-performing modifications and Radian approved exception modifications.)

Instructions: Tab through the below fields to complete the form electronically. Save and send completed form (in Excel format) via email to certmods@radian.com.

Submitting Servicer/Lender Name		Borrower Last Name	First Name	Middle
Submitting Servicer/Lender Street Address		Property Street Address		
Submitting Servicer/Lender City, State, Zip		Property City	Property State	Property Zip
Radian Master Policy Number	Existing Loan Number	New Loan Number (if refinance)	Existing Radian Certificate Number	

Refinance Modification

Request Type _____

Is this a Fannie Mae High LTV Refinance Option or Freddie Mac Enhanced Relief RefinanceSM? _____

Program Name (select from list) _____

Required Pre and Post Close Data (New Loan)

Loan Type _____

New Loan Amount _____

Interest Rate % _____

P&I _____

PITI _____

Term (months) _____

Occupancy Type _____

MI Premium Source _____

MI Renewal Type _____

Qualifying Property Value _____

Closing Costs _____

Existing Loan Payoff Amount _____

Borrower FICO _____

Closing Date _____

Post Close - ARMs Only

Index _____

Margin _____

Months to first payment adjustment _____

Initial adjustment rate cap percent _____

Months to first rate adjustment _____

Months between rate adjustments _____

Subsequent adjustments rate cap percent _____

Life of loan interest (max) rate cap _____

Non-GSE Performing, Non-Performing, and Radian Approved Exceptions

Program Name (select from list) _____

Modified/New Loan Data

P&I _____

PITI _____

Gross Modified UPB _____

Interest Rate % _____

Term (months) _____

Loan Type _____

Interest Only (Y/N) _____

Interest Only Term _____

Potential Neg. Am. (Y/N) _____

Forbearance (Y/N) _____

Forbearance Amount _____

Closing Date of Modification _____

If Modified/New Loan is a step rate:

	Rate (%)	Term (Months)
1 st	_____	_____
2 nd	_____	_____
3 rd	_____	_____
4 th	_____	_____
5 th	_____	_____

Eligibility/Submission:

Servicers are required to report all loss mitigation workouts and modifications that change the terms of the loan. Servicers have full delegated authority to complete loss mitigation workouts and modifications that conform to the requirements outlined in Radian's Servicing Guides. Loss mitigation workouts and modifications that do not conform to a delegated program require Radian's approval. Approval requests should be submitted to our Customer Care Team.


Servicer/Lender Certification, contact information and endorsement instructions

Submitting Servicer/Lender's authorized representative's name		Submitting Date	(Area Code) Phone Number
Submitter's email address		Does the Lender request an endorsement modifying the certificate?	

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Notice of Loan Sale and/or Request For Transfer of Servicing



Notice of Loan Sale and/or Request For Transfer of Servicing

Radian Guaranty Inc. · 550 East Swedesford Road, Suite 350 · Wayne · Pennsylvania · 19087 877.723.4261

Please complete all applicable sections when Radian-insured loans are sold or servicing is transferred.

Please check the appropriate box **Loan sale** (complete Sections I, II, and III) **Servicing transfer only** (complete Sections I and III)

Seller's name I.

Street address _____
Street _____

City, state and zip _____
City _____ State _____ Zip Code _____

Lender ID number _____
Radian Lender ID number _____

Buyer's name II.

Street address _____
Street _____

City, state and zip _____
City _____ State _____ Zip Code _____

Lender ID number _____
Radian Lender ID number _____

Servicing information III.

Servicing retained by Seller Servicing released to Buyer Servicing released to Third Party (list below)
(please check the appropriate box for servicing)

Servicer's name _____

Street address _____
Street _____ PO Box number _____

City, state and zip _____
City _____ State _____ Zip Code _____

Lender ID number _____
Radian Lender ID number _____

Servicing changes require Radian's written approval before transfer unless the new servicer is an approved Master Policyholder.

Radian certificate number	Borrower(s) full name as shown on title	Buyer's loan number (if known)
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Upon receipt, approval and request for endorsement, Radian will issue a Certificate of Insurance Endorsement to the new owner and/or Servicer, evidencing the loan sale or the transfer of servicing, provided coverage is in force and the buying Servicer is approved.

Approval

Date of Transfer	Lender's authorized signature	Date prepared	Area code	Phone number
------------------	-------------------------------	---------------	-----------	--------------

Send Completed Form

By Mail:

Radian Guaranty Inc.
ATTN: Customer Care
550 East Swedesford Road, Suite 350
Wayne, PA 19087


By Email:

customercare@radian.com

RAF094 3/23

Effective:
May 24, 2024

Cancellation Request



Cancellation Request

Radian Guaranty Inc. · 550 East Swedesford Road, Suite 350 · Wayne · Pennsylvania · 19087 877.723.4261

Please type or print below.

Lender ID number	Loan number	Radian certificate number
------------------	-------------	---------------------------

Lender

Name _____

Street address _____
Street

City, state and zip _____
City State Zip Code

Borrower

Name _____

Property address _____
Street

City, state and zip _____
City State Zip Code

Reason for cancellation – Please select the appropriate box.

<input type="checkbox"/> Payoff	<input type="checkbox"/> Used Another MI Provider
<input type="checkbox"/> LTV/Homeowners Protection Act	<input type="checkbox"/> Loan Terms Changed, MI Not Required
<input type="checkbox"/> Coverage No Longer Required per Servicer	

Refund disbursement

<input type="checkbox"/> Send any refund to Servicer	Attention: _____
<input type="checkbox"/> Other: (Explain in Remarks)	Attention: _____

Cancellation Effective Date _____

For cancellation requests received more than two months after the effective date reported to Radian, Radian will limit the refunds based on an effective date of two months from the date the cancellation request is received.

Remarks _____

Signature _____
Title Date

Send Completed Form

<p style="font-size: x-small; margin: 0;">By Mail:</p> <p style="margin: 0;">Radian Guaranty Inc. ATTN: Customer Care 550 East Swedesford Road, Suite 350 Wayne, PA 19087</p>	<p style="font-size: x-small; margin: 0;">By Email:</p> <p style="margin: 0;">customer@radian.com</p>
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RAF093 3/23

Effective:
May 24, 2024

Appendix B: Short Rate Cancellation Schedule

Refund Schedule Annual Premium Plans

Applicable for refundable plans.

Days Policy In Force	Percent of Premium Refunded	Days Policy In Force	Percent of Premium Refunded	Days Policy In Force	Percent of Premium Refunded	Days Policy In Force	Percent of Premium Refunded	Days Policy In Force	Percent of Premium Refunded	Days Policy In Force	Percent of Premium Refunded
1	99.73	63	82.74	125	65.75	187	48.77	249	31.78	311	14.79
2	99.45	64	82.47	126	65.48	188	48.49	250	31.51	312	14.52
3	99.18	65	82.19	127	65.21	189	48.22	251	31.23	313	14.25
4	98.90	66	81.92	128	64.93	190	47.95	252	30.96	314	13.97
5	98.63	67	81.64	129	64.66	191	47.67	253	30.68	315	13.70
6	98.36	68	81.37	130	64.38	192	47.40	254	30.41	316	13.42
7	98.08	69	81.10	131	64.11	193	47.12	255	30.14	317	13.15
8	97.81	70	80.82	132	63.84	194	46.85	256	29.86	318	12.88
9	97.53	71	80.55	133	63.56	195	46.58	257	29.59	319	12.60
10	97.26	72	80.27	134	63.29	196	46.30	258	29.32	320	12.33
11	96.99	73	80.00	135	63.01	197	46.03	259	29.04	321	12.05
12	96.71	74	79.73	136	62.74	198	45.75	260	28.77	322	11.78
13	96.44	75	79.45	137	62.47	199	45.48	261	28.49	323	11.51
14	96.16	76	79.18	138	62.19	200	45.21	262	28.22	324	11.23
15	95.89	77	78.90	139	61.92	201	44.93	263	27.95	325	10.96
16	95.62	78	78.63	140	61.64	202	44.66	264	27.67	326	10.68
17	95.34	79	78.36	141	61.37	203	44.38	265	27.40	327	10.41
18	95.07	80	78.08	142	61.10	204	44.11	266	27.12	328	10.14
19	94.79	81	77.81	143	60.82	205	43.84	267	26.85	329	9.86
20	94.52	82	77.53	144	60.55	206	43.56	268	26.58	330	9.59
21	94.25	83	77.26	145	60.27	207	43.29	269	26.30	331	9.32
22	93.97	84	76.99	146	60.00	208	43.01	270	26.03	332	9.04
23	93.70	85	76.71	147	59.73	209	42.74	271	25.75	333	8.77
24	93.42	86	76.44	148	59.45	210	42.47	272	25.48	334	8.49
25	93.15	87	76.16	149	59.18	211	42.19	273	25.21	335	8.22
26	92.88	88	75.89	150	58.90	212	41.92	274	24.93	336	7.95
27	92.60	89	75.62	151	58.63	213	41.64	275	24.66	337	7.67
28	92.33	90	75.34	152	58.36	214	41.37	276	24.38	338	7.40
29	92.05	91	75.07	153	58.08	215	41.10	277	24.11	339	7.12
30	91.78	92	74.79	154	57.81	216	40.82	278	23.84	340	6.85
31	91.51	93	74.52	155	57.53	217	40.55	279	23.56	341	6.58
32	91.23	94	74.25	156	57.26	218	40.27	280	23.29	342	6.30
33	90.96	95	73.97	157	56.99	219	40.00	281	23.01	343	6.03
34	90.68	96	73.70	158	56.71	220	39.73	282	22.74	344	5.75
35	90.41	97	73.42	159	56.44	221	39.45	283	22.47	345	5.48
36	90.14	98	73.15	160	56.16	222	39.18	284	22.19	346	5.21
37	89.86	99	72.88	161	55.89	223	38.90	285	21.92	347	4.93
38	89.59	100	72.60	162	55.62	224	38.63	286	21.64	348	4.66
39	89.32	101	72.33	163	55.34	225	38.36	287	21.37	349	4.38
40	89.04	102	72.05	164	55.07	226	38.08	288	21.10	350	4.11
41	88.77	103	71.78	165	54.79	227	37.81	289	20.82	351	3.84
42	88.49	104	71.51	166	54.52	228	37.53	290	20.55	352	3.56
43	88.22	105	71.23	167	54.25	229	37.26	291	20.27	353	3.29
44	87.95	106	70.96	168	53.97	230	36.99	292	20.00	354	3.01
45	87.67	107	70.68	169	53.70	231	36.71	293	19.73	355	2.74
46	87.40	108	70.41	170	53.42	232	36.44	294	19.45	356	2.47
47	87.12	109	70.14	171	53.15	233	36.16	295	19.18	357	2.19
48	86.85	110	69.86	172	52.88	234	35.89	296	18.90	358	1.92
49	86.58	111	69.59	173	52.60	235	35.62	297	18.63	359	1.64
50	86.30	112	69.32	174	52.33	236	35.34	298	18.36	360	1.37
51	86.03	113	69.04	175	52.05	237	35.07	299	18.08	361	1.10
52	85.75	114	68.77	176	51.78	238	34.79	300	17.81	362	0.82
53	85.48	115	68.49	177	51.51	239	34.52	301	17.53	363	0.55
54	85.21	116	68.22	178	51.23	240	34.25	302	17.26	364	0.27
55	84.93	117	67.95	179	50.96	241	33.97	303	16.99	365	0.00
56	84.66	118	67.67	180	50.68	242	33.70	304	16.71		
57	84.38	119	67.40	181	50.41	243	33.42	305	16.44		
58	84.11	120	67.12	182	50.14	244	33.15	306	16.16		
59	83.84	121	66.85	183	49.86	245	32.88	307	15.89		
60	83.56	122	66.58	184	49.59	246	32.60	308	15.62		
61	83.29	123	66.30	185	49.32	247	32.33	309	15.34		
62	83.01	124	66.03	186	49.04	248	32.05	310	15.07		

Effective:
May 24, 2024

The Refund Schedule is effective for all cancellations processed after the close of business on September 6, 2021, and is subject to change at any time.
Refund Schedule Annual Premium Plans 07022021

Single and CustoMize SplitEdge® Upfront Premiums



Refund Schedule

Single and CustoMize SplitEdge® Upfront Premiums

Refund Schedule applies to refundable single premiums, the upfront portion of refundable CustoMize SplitEdge® premiums and cancellations under the Homeowners Protection Act of 1998 (HPA).

To Calculate the Refund Amount: Identify the column below which applies to the loan based on original loan-to-value (LTV) and original loan term. Determine how many months the certificate has been in force. Use the table to find the value in the Refund Schedule for the number of months in force. Multiply the original premium paid by the % determined to calculate the amount of the refund.

Original LTV	Original Loan Term	
	> 25 year	≤ 25 year
Greater than 95%	A	D
95% to 90.01%	B	D
90% to 85.01%	C	D
85.00% and under	D	E
Non-HPA Refundable	E	E

Months in Force	A	B	C	D	E	Months in Force	A	B	C	D	Months in Force	A	B	C
1	90.00%	90.00%	90.00%	90.00%	90.00%	41	52.46%	51.20%	45.62%	30.84%	81	15.60%	13.10%	2.03%
2	87.95%	87.88%	87.57%	86.76%	84.26%	42	51.33%	50.03%	44.28%	29.06%	82	15.00%	12.48%	1.33%
3	87.60%	87.52%	87.16%	86.21%	83.28%	43	50.20%	48.86%	42.95%	27.28%	83	14.44%	11.90%	0.67%
4	87.25%	87.16%	86.74%	85.66%	82.31%	44	49.12%	47.75%	41.67%	25.58%	84	13.88%	11.32%	0.00%
5	86.80%	86.69%	86.21%	84.95%	81.05%	45	48.04%	46.63%	40.39%	23.89%	85	13.31%	10.74%	
6	86.35%	86.22%	85.68%	84.24%	79.79%	46	46.96%	45.52%	39.11%	22.19%	86	12.70%	10.11%	
7	85.90%	85.76%	85.15%	83.54%	78.54%	47	45.91%	44.43%	37.87%	20.53%	87	12.09%	9.48%	
8	85.28%	85.12%	84.42%	82.56%	76.82%	48	44.86%	43.34%	36.63%	18.87%	88	11.48%	8.84%	
9	84.66%	84.48%	83.69%	81.59%	75.09%	49	43.81%	42.26%	35.39%	17.22%	89	10.94%	8.29%	
10	84.04%	83.84%	82.95%	80.61%	73.36%	50	42.81%	41.23%	34.22%	15.65%	90	10.41%	7.74%	
11	83.29%	83.06%	82.06%	79.42%	71.24%	51	41.82%	40.21%	33.05%	14.09%	91	9.88%	7.19%	
12	82.52%	82.27%	81.16%	78.22%	69.12%	52	40.83%	39.19%	31.87%	12.52%	92	9.39%	6.68%	
13	81.77%	81.49%	80.26%	77.02%	67.00%	53	39.79%	38.11%	30.64%	10.87%	93	8.89%	6.17%	
14	81.04%	80.73%	79.40%	75.87%	64.96%	54	38.75%	37.03%	29.40%	9.23%	94	8.40%	5.65%	
15	80.31%	79.98%	78.54%	74.73%	62.93%	55	37.70%	35.95%	28.17%	7.59%	95	7.95%	5.19%	
16	79.58%	79.23%	77.68%	73.58%	60.90%	56	36.74%	34.95%	27.03%	6.07%	96	7.50%	4.73%	
17	78.67%	78.29%	76.61%	72.14%	58.36%	57	35.78%	33.96%	25.89%	4.55%	97	7.05%	4.27%	
18	77.76%	77.35%	75.53%	70.71%	55.82%	58	34.81%	32.96%	24.75%	3.03%	98	6.61%	3.81%	
19	76.85%	76.41%	74.46%	69.28%	53.28%	59	33.85%	31.97%	23.62%	1.52%	99	6.17%	3.36%	
20	75.85%	75.38%	73.28%	67.71%	50.50%	60	32.89%	30.97%	22.47%	0.00%	100	5.72%	2.90%	
21	74.85%	74.35%	72.10%	66.14%	47.71%	61	31.92%	29.97%	21.34%		101	5.36%	2.52%	
22	73.86%	73.31%	70.92%	64.57%	44.93%	62	30.92%	28.94%	20.16%		102	4.99%	2.13%	
23	72.75%	72.17%	69.61%	62.81%	41.82%	63	29.93%	27.92%	18.99%		103	4.63%	1.76%	
24	71.64%	71.02%	68.29%	61.07%	38.72%	64	28.94%	26.89%	17.81%		104	4.27%	1.40%	
25	70.52%	69.87%	66.98%	59.31%	35.61%	65	27.99%	25.91%	16.70%		105	3.92%	1.03%	
26	69.45%	68.76%	65.71%	57.62%	32.61%	66	27.05%	24.93%	15.57%		106	3.56%	0.66%	
27	68.37%	67.65%	64.44%	55.93%	29.61%	67	26.10%	23.96%	14.45%		107	3.24%	0.33%	
28	67.30%	66.55%	63.17%	54.23%	26.61%	68	25.34%	23.17%	13.55%		108	2.93%	0.00%	
29	65.98%	65.18%	61.61%	52.16%	22.93%	69	24.57%	22.37%	12.65%		109	2.60%		
30	64.67%	63.81%	60.05%	50.08%	19.24%	70	23.81%	21.59%	11.75%		110	2.31%		
31	63.34%	62.45%	58.48%	47.99%	15.55%	71	23.15%	20.91%	10.96%		111	2.02%		
32	62.23%	61.29%	57.16%	46.22%	12.43%	72	22.48%	20.21%	10.18%		112	1.73%		
33	61.10%	60.13%	55.84%	44.46%	9.30%	73	21.83%	19.53%	9.40%		113	1.49%		
34	59.99%	58.98%	54.51%	42.70%	6.17%	74	20.97%	18.65%	8.39%		114	1.24%		
35	58.88%	57.83%	53.21%	40.96%	3.09%	75	20.12%	17.77%	7.38%		115	1.00%		
36	57.77%	56.69%	51.90%	39.21%	0.00%	76	19.26%	16.89%	6.37%		116	0.79%		
37	56.66%	55.55%	50.59%	37.48%		77	18.44%	16.04%	5.39%		117	0.59%		
38	55.65%	54.49%	49.38%	35.86%		78	17.61%	15.18%	4.42%		118	0.38%		
39	54.62%	53.43%	48.17%	34.25%		79	16.79%	14.34%	3.45%		119	0.19%		
40	53.60%	52.37%	46.95%	32.63%		80	16.19%	13.72%	2.75%		120	0.00%		

The Refund Schedule is effective for all cancellations processed after the close of business on August 16, 2019 and, it is subject to change at any time.

For more information, please contact:

Radian Guaranty Inc.

ATTN: Customer Care

550 East Swedesford Road, Suite 350

Wayne, PA

19087

Phone: 877.Radian1 (877.723.4261)

Email: customercare@radian.com

Effective:
May 24, 2024

Radian Guaranty Inc.

550 East Swedesford Road, Suite 350
Wayne, Pennsylvania
19087

800.523.1988
215.231.1000

radian