

# RATE PLANS FOR SONYMA Low Interest Rate and “Achieving the Dream” Programs

January 10, 2011

Genworth Residential Mortgage Insurance Corporation of North Carolina  
Genworth Residential Mortgage Assurance Corporation

## Monthly Premium MI & Zero Monthly Premium MI

Owner-Occupied Properties

30 Year Term		Fixed Payment	
LTV	Coverage	Class I (700+)	Class II (680-699)
97% - 96.01%	26%	.71%	.81%
96 - 95.01	25	.69	.78
LTV	Coverage	Class I, II (660+)	
95% - 90.01%	25%	.76%	
90 - 85.01	20	.47	
85 & Under	17	.39	

PREMIUM ADJUSTMENT SYSTEM	
Counseling Saver	-.05%
Loan Amount > \$417,000	+.25
Manufactured Housing	+.20
Primary 2 Unit	+.25
Rate/Term Refinancem < 720	+.10

### Find Rates Fast

Use our *Rates & Comparisons Tool* to compare products, loan types, terms and payments. Visit [mortgageinsurance.genworth.com](http://mortgageinsurance.genworth.com) and enter "HFA1" in the **Program Code** field.

**Class I:** Borrowers would exhibit credit history slightly better than Genworth’s standard product. These borrowers would typically have well established credit with multiple accounts with little or no delinquent history on their accounts. Generally, the borrowers’ credit score would be above 700.

**Class II:** Borrowers would exhibit credit history consistent with Genworth’s standard product. These borrowers would typically have well established credit history with a variety of accounts, and they may have had minor delinquent history on an account in the past. Generally, these borrowers’ credit scores would be between 660-700.



SONYMA Low Interest Rate and Achieving the Dream loans should be submitted to Genworth for underwriting. Complete “SONYMA Submission Form” and send loan files to Genworth using one of the following methods:

1. Overnight the loan package to Genworth Central Imaging at 8325 Six Forks Road, Raleigh, NC 27615
2. Fax loan package to 800 346.7961
3. Email loan package to [branch.albany@genworth.com](mailto:branch.albany@genworth.com)

Or ask your Genworth sales representative about FlexConnect.

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## RATE NOTES

### LOAN TYPE DEFINITIONS

**Fixed Mortgages** feature level payments for the first five years of the loan term. All acceptable plans must (1) fully amortize over a maximum of 40 years, (2) have the initial payment rate equal to or greater than the initial accrual rate, and (3) have no temporary buydowns, rate concessions or the potential for negative amortization during the first five years.

### LOAN TERM DEFINITIONS

**For Zero Monthly and Monthly Premium:** 30-year rates fully amortize over a period greater than twenty-five years and no greater than forty years.

### PREMIUM PAYMENT OPTION DEFINITIONS

**Monthly Premium** is a payment option which features a coverage term of one month; premiums are remitted monthly. The premium rate shown is the annualized rate. The premium to be remitted monthly is determined by multiplying the annualized premium rate by the loan amount and dividing that amount by 12.

**Zero Monthly** is a payment option which features monthly premium rates with no initial premium required at closing.

**Non-Refundable Monthly, Zero Monthly:** Non-Refundable rates feature a lower premium rate in lieu of a premium refund when coverage is cancelled. No premium will be refunded when coverage is cancelled, unless cancelled under the Homeowners Protection Act of 1998. If you prefer refundable rates, add .01 to the non-refundable rates shown.

**Level Renewals:** The renewal premium rate is applied to the original loan balance for years 1 through 10. For years 11 through term, the rate is reduced to 0.20% or remains the same if the rate is less than 0.20%. Premium adjustments do not apply to the 11th year rate through term.

**Amortized Renewals:** The renewal premium rate is applied annually to the outstanding loan balance as of the anniversary date of the loan for years 1 through term.

**Nontraditional Credit:** Where eligible, rates from Class II will be applied. Maximum LTV is 95%.

Information accurate as of date of printing and subject to change without notice. Product availability is based on property location.

**As with all programs, check directly with your investor for specific coverage requirements. For additional rates and/or coverages, contact your Genworth representative or call the ActionCenter® at 800 444.5664.**