



Seller Guide Update



SEL-2024-011: Choice Monthly Mortgage Insurance (MI)

March 15, 2024

Correspondent Lending

Housing Finance Agency (HFA)

Summary

Underwriting/Delivery	
<input checked="" type="checkbox"/>	Corr. Delegated
<input checked="" type="checkbox"/>	Corr. Non-Delegated
<input checked="" type="checkbox"/>	Corr. EZD
<input checked="" type="checkbox"/>	Corr. Mandatory
<input checked="" type="checkbox"/>	HFA Delegated
<input checked="" type="checkbox"/>	HFA Non-Delegated
Products	
<input checked="" type="checkbox"/>	Conv. (Freddie)
<input checked="" type="checkbox"/>	Conv. (Fannie)
	Conv. (Portfolio)
	FHA
	VA
	Rural Development

Effective Date: Effective with new loan registrations and loan reservations on/after March 15, 2024.

U.S. Bank is pleased to announce that **effective with new Correspondent loan registrations and new HFA loan reservations on and after March 15, 2024**, we will now offer **MGIC's Choice Monthly Mortgage Insurance (MI)**.

Borrower-paid Choice Monthly MI is MGIC's flexible premium plan that allows lenders to customize their borrower's monthly payment by choosing an amount to pay up front to meet your borrower's unique needs.

This addition includes the eligibility of Financed Mortgage Insurance (MI) for Split Premium MI policies.

Choice Monthly allows flexibility for loan officers to:

- Lower borrowers' monthly payments by lowering the monthly MI amount.
- Lower borrowers' debt-to-income ratio (DTI).
- Use all available lender/seller credits, as well as borrower funds, ensuring money isn't left on the table.
- Structure loans to stay within Qualified Mortgage (QM) points and fees limit.
- Differentiate themselves with borrowers and referral partners.
- Position themselves as trusted financial advisor's by keeping their borrowers' interests top of mind.
 - Loan officers can customize monthly payments for budgeting purposes or to meet consumer preferences, whether borrowers are cost-conscious or looking to afford more home.
- Earn repeat and referral business from borrowers who rely on their expertise.

Optimizing Borrowers' monthly payments

- Choice Monthly MI's flexibility allows for more customization than traditional premium plans, helping you close more loans and earn more referrals.
- Borrowers can choose to buy a portion of the upfront MI premium, which lowers their monthly payments.
- They have the option to pay the upfront amount out of pocket or finance it into the loan (within eligibility requirements) — or use lender credits, seller concessions or gift funds.

See how Choice Monthly MI can open more doors for you and your borrowers at mgic.com/choice-monthly



U.S. Bank Correspondent Seller and HFA Lending Guides

Correspondent

The following items in the Correspondent Product Guides have been updated and are now available from our AllRegs libraries:

- Agency Conforming Fixed Fannie Mae
- Agency Conforming Fixed Freddie Mac
- Agency Conforming SOFR ARM Fannie Mae
- Agency Conforming SOFR ARM Freddie Mac

HFA

Please refer to your specific HFA program guidelines for all pertinent requirements and guidelines.

MGIC Tools and Resources

Discover helpful resources to get you started working with MGIC.

- [Choice Monthly Mortgage Insurance](#)
 - Ordering guidance
 - Resources
 - FAQs
 - Choice Monthly Premium Plan (Advantages and essential details)
 - Encompass® User Guide for Choice Monthly MI
 - MiQ User Guide for Choice Monthly MI
 - Loan Center User Guide for Choice Monthly MI
 - Special Deal Code for Choice Monthly MI
 - Mortgage Insurance Premium Plans
 - Technology Solutions for easier ordering
 - [FAQs](#) - Answers to your Frequently Asked Questions about Borrower paid Choice Monthly Mortgage Insurance premium plan.
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Questions



Correspondent: Please contact your Account Executive or the Client Support Area at 800.200.5881, option 1.

HFA: Please contact the Housing Finance Agency Hotline at 800.562.5165, option 1 for the HFA Customer Care Team.
