

Mortgage Insurance Coverage Options Matrix

This reference provides a summary of Freddie Mac's mortgage insurance coverage level options. For complete information, refer to *Single-Family Seller/Servicer Guide* (Guide) [Chapter 4701: Mortgage Insurance and Late Charges](#).

		Standard Mortgage Insurance (MI)		Custom Mortgage Insurance (MI) <i>(Alternative to standard MI with a credit fee in price¹) Loan Product Advisor[®] Accept Risk</i>	
		Loan-to-Value (LTV) and MI Coverage		Loan-to-Value (LTV) and MI Coverage	
Ratios	Fixed Rate Term ≤ 20 Years	Fixed Rate Term > 20 Years, ARMs and Manufactured Homes	Fixed Rate Term ≤ 20 Years	Fixed Rate Term > 20 Years, ARMs and Manufactured Homes	
>80% ≤ 85%	6%	12%	N/A	6%	
>85% ≤ 90%	12%	25%	N/A	12%	
>90% ≤ 95%	25%	30%	16%	16%	
>95% ≤ 97%	35%	35%	18%	18%	
Property Types	<ul style="list-style-type: none"> 1- to 4-unit Primary Residence 1- to 4-unit Investment Property 1-unit second home 		<ul style="list-style-type: none"> 1- to 4-unit Primary Residence 1- to 4-unit Investment Property 1-unit second home 		
Transaction Types	<ul style="list-style-type: none"> Purchase No cash-out refinance Cash-out refinance 		<ul style="list-style-type: none"> Purchase No cash-out refinance Cash-out refinance 		
Ineligible Mortgages	N/A		<ul style="list-style-type: none"> Caution Mortgages Non-Loan Product Advisor Loan Product Advisor Mortgages not receiving a Custom MI eligibility feedback message 	<ul style="list-style-type: none"> Super Conforming Financed MI premiums A-minus The lender-paid MI option may not be used in conjunction with Custom MI 	



Standard Mortgage Insurance (MI)			Custom Mortgage Insurance (MI) (Alternative to standard MI <u>with a credit fee in price</u> ¹) Loan Product Advisor [®] Accept Risk	
Home Possible [®] Mortgages: LTV and MI Coverage			Home Possible Mortgages: LTV and MI Coverage	
Ratios	Fixed Rate Term ≤ 20 Years	Fixed Rate Term > 20 Years, ARMs ² and Manufactured Homes ²	Fixed Rate Term ≤ 20 Years	Fixed Rate Term > 20 Years, ARMs ² and Manufactured Homes ²
>80% ≤ 85%	6%	12%	N/A	6%
>85% ≤ 90%	12%	25%	N/A	12%
>90% ≤ 95%	25%	25%	16%	16%
>95% ≤ 97%	25%	25%	18%	18%

For property types, transaction types and ineligible Home Possible Mortgages, refer to [Guide Chapter 4501](#).

If choosing Custom MI, in addition to all other applicable credit fees in price, the credit fee in price in Exhibit 19 applies, including Home Possible Mortgages.

² Manufactured homes and ARM's are limited to a maximum 95% LTV.

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