



# The **BENEFITS** of Mortgage Insurance



More buying power



You can buy a home with less than a 20% down payment with mortgage insurance (MI).

You can buy a house with as little as 3% down. So you have more money for new home furnishings.

MI first-time **HOME**buyer



## Move in faster

You don't have to wait until you've saved enough for a 20% downpayment.

## Savings flexibility

Lower downpayment allows you to use savings on remodeling or new appliances.



## Cancelable

MI may be cancelled when the loan reaches 78% of the original value.<sup>1</sup>



## Mortgage payment control

Lock-in a low monthly payment that will go down when MI coverage is cancelled.



## Tax Deductible

With a mortgage insurance tax deduction, qualified borrowers may be able to save \$200 - \$400 each year.<sup>2</sup>

Lower payments than other types of loans



The higher your credit score, the lower your MI rate. MI can save you more than FHA financing.

Visit [Smartermi.com](http://Smartermi.com) to learn more about mortgage insurance.

<sup>1</sup> Contact your loan servicer for cancellation requirements.  
<sup>2</sup> Consult your tax professional for tax advice.

