

April 24, 2018

Announcement 2018-3 Rate Update

Dear Valued Lending Partner,

We are pleased to announce pricing changes on our Single Premium Non-Refundable Borrower Paid Mortgage Insurance (BPMI) and our Monthly Premium Borrower Paid Mortgage Insurance (BPMI) rates for your eligible mortgage insurance applications **received on or after June 4, 2018**, pending state approval.

As always, our goal is to implement prudent solutions that increase homeownership opportunities for qualified borrowers while doing so in a clear and transparent manner. These rate plan changes give you greater flexibility to help your borrowers achieve their homeownership goals.

This Single Premium plan:

- Lowers rates for most credit scores
- Will not be available in AK, HI and NY
- Supersedes all previous Single Premium Non-Refundable BPMI rates. See the attached rate cards for more details.

This Monthly Premium plan:

- Lowers rates for most credit scores and borrowers
- Introduces new adjusters:
 - Adjuster for loans with more than 1 borrower (discounts are LTV and Credit Score based)
 - Adjuster for loans with a Debt to Income (DTI) ratio greater than 45% (surcharges are LTV and Credit Score based). Refer to our Underwriting Guidelines for loan eligibility.
- Eliminates the rate card for Non-Fixed loans. To determine the non-fixed rate, multiply the applicable Fixed Rate base rate - prior to the application of any adjustments - by 1.25 and round to the nearest basis point (1/100th or .01), and then apply adjustments as applicable. For example:
 - Base rate = .38% x 1.25 = .475 or .48%
 - Base rate = 1.27% x 1.25 = 1.5875 or 1.59%
- See attached rate card for more details

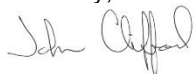
The new Single Premium Non-Refundable BPMI and Monthly Premium BPMI rates will be available on Optimal Blue[®], your loan origination system integration, and Genworth's Rate Express[®] beginning June 4, 2018.

We understand that you may have unique pipeline clearance needs. To assist you, rate quotes received prior to the new rate plans effective date will be honored for 60 days from date of the quote. For example, a rate quote generated on June 3, 2018 would be honored through August 2, 2018. For assistance with pipeline clearance, please contact our ActionCenter[®] at 800 444.5664.

If you have any questions, please contact your Genworth Sales Representative or the ActionCenter[®].

Thank you for your business.

Sincerely,



John Clifford
Senior Vice President, Commercial Operations
Genworth U.S. Mortgage Insurance

Single Premium MI – Non-Refundable (BPMI) – FIXED

Full Doc, Primary Residence, Fixed or ARM ≥ 5 years

Fixed			Amortization Term > 20 Years							
LTV	Coverage	Exposure	760+	740-759	720-739	700-719	680-699	660-679	640-659	620-639
97% -95.01%	35%	63%	1.58%	2.19%	2.75%	3.18%	3.68%	4.65%	4.93%	–
	25	73	1.36	1.88	2.31	2.65	3.06	3.86	4.10	4.95%
	18	80	1.15	1.69	1.77	2.25	2.55	2.93	3.11	3.75
95% -90.01%	30	67	1.22	1.73	2.16	2.52	2.92	3.69	3.91	4.72
	25	71	1.20	1.59	2.11	2.41	2.79	3.52	3.74	4.51
	16	80	.96	1.26	1.65	1.81	1.98	2.27	2.41	2.91
90% -85.01%	25	68	.87	1.16	1.48	1.75	1.99	2.50	2.65	3.20
	12	79	.59	.74	.89	1.05	1.20	1.50	1.59	1.92
85% & Below	12	75	.47	.54	.64	.71	.85	1.00	1.06	1.27
	6	80	.43	.50	.59	.65	.78	.91	.96	1.16

Fixed			Amortization Term ≤ 20 Years							
LTV	Coverage	Exposure	760+	740-759	720-739	700-719	680-699	660-679	640-659	620-639
97% -95.01%	35%	63%	1.01%	1.37%	2.12%	2.32%	3.39%	4.27%	4.55%	–
	25	73	.95	1.20	1.70	1.93	2.76	3.46	3.69	4.45%
	18	80	.81	1.11	1.26	1.46	2.03	2.56	2.72	3.29
95% -90.01%	30	67	.81	1.51	1.72	1.69	2.45	3.15	3.55	4.29
	25	71	.80	1.39	1.60	1.58	2.25	2.87	3.35	4.05
	16	80	.68	.97	1.07	1.18	1.35	1.80	2.07	2.50
90% -85.01%	25	68	.59	.95	1.10	1.21	1.67	2.12	2.26	2.73
	12	79	.45	.53	.61	.70	.87	1.17	1.25	1.51
85% & Below	12	75	.38	.41	.48	.52	.61	.68	.75	.95
	6	80	.34	.39	.45	.49	.55	.65	.69	.87

Adjustments	760+	740-759	720-739	700-719	680-699	660-679	640-659	620-639
Cash-Out Refinance	+5.4%	+6.0%	+7.0%	+8.5%	+1.05%	+1.50%	+1.65%	+1.80%
Second Home	+3.6	+3.9	+4.9	+6.0	+7.0	+1.23	+1.27	+1.35
Investment Property	+1.02	+1.19	+1.33	+1.50	+1.75	+1.90	+2.00	+2.63
3-4 Unit Property	+1.02	+1.19	+1.33	+1.50	+1.75	+1.90	+2.00	+2.63
Manufactured Housing	+5.4	+6.0	+7.0	+8.5	+1.05	+1.50	+1.65	+1.80
Relocation Loan	-1.0	-1.0	-1.4	-2.5	-2.5	-3.5	-3.5	-3.5

Note: Rates may not be available for all combinations of LTVs and credit scores. Refer to our [Underwriting Guidelines](#) for loan eligibility.

- Rate Floor is .30% including premium adjustments.
- Rates may not be available or approved in all states.
- Rates are subject to Rate Notes located at new.mi.genworth.com.

Standard GSE Coverage Requirements

LTV	Fixed > 20 yrs; All ARMs	Fixed ≤ 20 yrs	HomeReady™ & HP® > 20 yrs	HomeReady & HP® ≤ 20 yrs
97% - 95.01%	35%	35%	25%	25%
95% - 90.01%	30	25	25	25
90% - 85.01%	25	12	25	12
85% - 80.01%	12	6	12	6

HomeReady™ is a trademark of Fannie Mae.

Home Possible® and HP® are registered trademarks of Freddie Mac.

Single Premium MI – Non-Refundable (BPMI) – NON-FIXED

Full Doc, Primary Residence, Non-Fixed or ARM < 5 years

Non-Fixed			Amortization Term > 20 Years							
LTV	Coverage	Exposure	760+	740-759	720-739	700-719	680-699	660-679	640-659	620-639
97% -95.01%	35%	63%	1.98%	2.75%	4.00%	4.61%	–	–	–	–
	25	73	1.71	2.36	3.24	3.75	4.32%	4.89%	–	–
	18	80	1.43	2.12	2.23	2.81	3.21	3.65	3.87%	4.67%
95% -90.01%	30	67	1.53	2.17	2.70	3.15	3.65	4.61	4.89	–
	25	71	1.50	1.99	2.64	3.00	3.48	4.41	4.67	–
	16	80	1.21	1.58	2.06	2.27	2.48	2.84	3.01	3.64
90% -85.01%	25	68	1.08	1.45	1.85	2.19	2.49	3.12	3.31	4.00
	12	79	.74	.93	1.12	1.32	1.50	1.88	1.99	2.41
85% & Below	12	75	.59	.68	.81	.90	1.07	1.25	1.32	1.60
	6	80	.54	.62	.74	.82	.98	1.13	1.21	1.45

Non-Fixed			Amortization Term ≤ 20 Years							
LTV	Coverage	Exposure	760+	740-759	720-739	700-719	680-699	660-679	640-659	620-639
97% -95.01%	35%	63%	1.27%	1.71%	2.65%	2.90%	4.24%	–	–	–
	25	73	1.19	1.51	2.13	2.42	3.46	4.49%	4.78%	–
	18	80	1.01	1.40	1.58	1.83	2.54	3.26	3.48	4.20%
95% -90.01%	30	67	1.02	1.88	2.15	2.12	3.06	3.94	4.53	–
	25	71	1.00	1.73	2.00	1.98	2.82	3.59	4.28	–
	16	80	.85	1.22	1.34	1.47	1.70	2.25	2.67	3.23
90% -85.01%	25	68	.74	1.19	1.38	1.52	2.09	2.74	2.93	3.53
	12	79	.56	.66	.76	.88	1.08	1.46	1.65	1.99
85% & Below	12	75	.48	.52	.60	.65	.76	.85	.94	1.27
	6	80	.46	.50	.57	.60	.74	.83	.89	1.11

Adjustments	760+	740-759	720-739	700-719	680-699	660-679	640-659	620-639
Cash-Out Refinance	+54%	+60%	+70%	+85%	+1.05%	+1.50%	+1.65%	+1.80%
Second Home	+36	+39	+49	+60	+70	+1.23	+1.27	+1.35
Investment Property	+1.02	+1.19	+1.33	+1.50	+1.75	+1.90	+2.00	+2.63
3-4 Unit Property	+1.02	+1.19	+1.33	+1.50	+1.75	+1.90	+2.00	+2.63
Manufactured Housing	+54	+60	+70	+85	+1.05	+1.50	+1.65	+1.80
Relocation Loan	-.10	-.10	-.14	-.25	-.25	-.35	-.35	-.35

Note: Rates may not be available for all combinations of LTVs and credit scores. Refer to our **Underwriting Guidelines** for loan eligibility.

- Rate Floor is .30% including premium adjustments.
- Rates may not be available or approved in all states.
- Rates are subject to Rate Notes located at new.mi.genworth.com.

Standard GSE Coverage Requirements

LTV	Fixed > 20 yrs; All ARMs	Fixed ≤ 20 yrs	HomeReady™ & HP® > 20 yrs	HomeReady & HP® ≤ 20 yrs
97% - 95.01%	35%	35%	25%	25%
95% - 90.01%	30	25	25	25
90% - 85.01%	25	12	25	12
85% - 80.01%	12	6	12	6

HomeReady™ is a trademark of Fannie Mae.
Home Possible® and HP® are registered trademarks of Freddie Mac.

Monthly Premium MI (BPMI) – Fixed

Purchase, Full Doc, Primary Residence, Fixed or ARM ≥ 5 years

Fixed			Amortization Term > 20 Years							
LTV	Coverage	Exposure	760+	740-759	720-739	700-719	680-699	660-679	640-659	620-639
97% -95.01%	35%	63%	.58%	.70%	.87%	.99%	1.21%	1.54%	1.65%	1.86%
	25	73	.46	.58	.70	.79	.98	1.23	1.31	1.50
	18	80	.39	.51	.61	.68	.85	1.05	1.17	1.27
95% -90.01%	30	67	.38	.53	.66	.78	.96	1.28	1.33	1.42
	25	71	.34	.48	.59	.68	.87	1.11	1.19	1.25
	16	80	.30	.40	.48	.58	.72	.95	1.04	1.13
90% -85.01%	25	68	.28	.38	.46	.55	.65	.90	.91	.94
	12	79	.22	.27	.32	.39	.46	.62	.65	.73
85% & Below	12	75	.19	.20	.23	.25	.28	.38	.40	.44
	6	80	.17	.19	.22	.24	.27	.37	.39	.42

Fixed			Amortization Term \leq 20 Years							
LTV	Coverage	Exposure	760+	740-759	720-739	700-719	680-699	660-679	640-659	620-639
97% -95.01%	35%	63%	.40%	.53%	.68%	.80%	1.01%	1.34%	1.51%	1.72%
	25	73	.35	.45	.52	.63	.78	1.01	1.16	1.32
	18	80	.28	.35	.42	.52	.63	.79	.91	1.05
95% -90.01%	30	67	.32	.43	.52	.62	.77	.95	1.08	1.27
	25	71	.30	.39	.46	.56	.67	.83	.97	1.14
	16	80	.23	.29	.34	.41	.50	.62	.73	.84
90% -85.01%	25	68	.25	.31	.37	.44	.51	.66	.74	.89
	12	79	.19	.21	.25	.28	.33	.42	.48	.56
85% & Below	12	75	.17	.19	.23	.23	.26	.32	.34	.41
	6	80	.14	.16	.20	.21	.21	.23	.25	.28

Adjustments	760+	740-759	720-739	700-719	680-699	660-679	640-659	620-639
≥ 2 Borrower/97% LTV	-.13%	-.13%	-.13%	-.13%	-.14%	-.15%	-.16%	-.18%
≥ 2 Borrower/95% LTV	-.09	-.09	-.09	-.10	-.11	-.12	-.14	-.16
≥ 2 Borrower/90% LTV	-.07	-.07	-.07	-.07	-.08	-.09	-.09	-.10
≥ 2 Borrower/85% LTV	-.03	-.03	-.03	-.03	-.03	-.03	-.03	-.04
Investment Property	+.34	+.38	+.38	+.47	+.50	+.57	+.65	+.75
3-4 Unit Property	+.34	+.38	+.38	+.47	+.50	+.57	+.65	+.75
Second Home	+.12	+.13	+.14	+.17	+.20	+.35	+.40	+.45
Manufactured Housing	+.18	+.20	+.20	+.25	+.30	+.50	+.55	+.60
Cash-Out Refinance	+.18	+.20	+.20	+.25	+.25	+.50	+.55	+.60
Relocation Loan	-.02	-.04	-.04	-.07	-.07	-.10	-.12	-.12
Declining Renewal (BPMI only)	+.02	+.03	+.03	+.04	+.04	+.05	+.07	+.07
Level Annual Refundable	-.02	-.03	-.03	-.04	-.04	-.05	-.07	-.07
Refundable Monthly	+.01	+.01	+.01	+.02	+.02	+.03	+.03	+.03
LPMI Monthly	+.04	+.06	+.08	+.11	+.13	+.19	+.21	+.23
DTI > 45%/97% LTV	+.10	+.14	+.17	+.21	+.26	+.35	+.37	+.38
DTI > 45%/95% LTV	+.09	+.11	+.14	+.18	+.23	+.27	+.29	+.31
DTI > 45%/90% LTV	+.07	+.10	+.12	+.15	+.19	+.21	+.23	+.24
DTI > 45%/85% LTV	+.03	+.04	+.05	+.05	+.07	+.09	+.09	+.09

To determine the Non-Fixed rate, multiply the applicable Fixed Rate base rate - prior to the application of any adjustments - by 1.25 and round to the nearest basis point (1/100th or .01), and then apply adjustments as applicable.

Note: Rates may not be available for all combinations of LTVs and credit scores. Refer to our **Underwriting Guidelines** for loan eligibility. Rate Floor is .15% including premium adjustments. Rates may not be available or approved in all states. Rates are subject to Rate Notes located at new.mi.genworth.com.