

# Lower your borrower's monthly payment

by opening the door to more options.



Now you can leverage borrower funds, lender credits, and seller concessions to lower your borrowers' monthly payment.

Borrowers have the option to pay a portion of the MI premium up front or finance it into their loan.\* Choice Monthly MI allows for more customization than traditional premium plans, helping you close more loans, save more deals and earn more referrals.

**Choice Monthly MI gives you the flexibility to:**

- Lower borrowers' monthly payments & debt-to-income ratio (DTI)
- Take advantage of all available lender/seller credits and borrower funds, ensuring money isn't left on the table
- Stay within the Qualified Mortgage (QM) points and fees limit
- Position yourself as a trusted financial advisor by providing customer-focused solutions
- Stand out with your borrowers and referral partners

\*While base loan-to-value (LTV) is used to determine MI coverage requirements, financing the premium into the loan amount will increase the total LTV/CLTV and may impact investor loan eligibility and pricing. Check investor guidelines.

## Choice Monthly MI helps your borrowers benefit from:

Lower monthly payments

Use of all available lender/seller credits

The option to pay a portion of the upfront MI premium or finance it into the loan\*

Now available through **Encompass®**



Visit us at Booth #3 or Booth #509 for a live demonstration. See plan details at [mgic.com/choice-monthly](https://mgic.com/choice-monthly).

# MGIC