



REFINANCE ADVANTAGESM

AIG United Guaranty has developed an easy way for borrowers to access the equity in their home. The Refinance Advantage is one of the most cost-effective solutions for borrowers to refinance loans with loan-to-value ratios up to 95%.

Transaction Types

- Refinance, including asset enhancement, debt consolidation, combining first and second mortgages, and home improvements.
- May not be used for default management purposes.
- Portable eligible.

Amortization

- 25 years standard.
- Eligible for up to 35 years amortization.
- 20 bps incremental premium surcharge for each additional 5 years beyond the standard 25 years.
- Top-up refinance amortization options:
 - 1. Same amortization as existing:** Top-up premium applies.

2. Blended Amortization Calculation:

$$\frac{[O/S \text{ Balance} \times \text{Remaining Amortization}] + [\text{New Funds} \times \text{New Amortization}]}{\text{Total Funds Requested}}$$

3. Lapsed-time Amortization Calculation:

$$[\text{Amortization on New Mortgage}] - [\text{Lapsed Time on Original Mortgage}]$$

- For blended amortization calculations only, no premium surcharge applies.
- For top-up refinance transactions, with an increased loan amount or LTV, the maximum amortization will be the greater of the blended versus lapsed-time amortization calculations.

NOTE: A 20 bps amortization surcharge for each additional 5 years beyond the 25-year standard amortization will apply.

Credit Score Requirements

Minimum 650 credit score for transactions 90.01% to 95% LTV.

Loan-to-Value Criteria

- 95% maximum LTV for 1–2 units.
- 90% maximum LTV for 3–4 units.

NOTE: Maximum LTV is subject to adjustments based on local housing market conditions.

Equity Take-out

- \$200,000 maximum equity take-out at 90% LTV.
- \$150,000 maximum equity take-out at 95% LTV.

Property Types

1–4 units, with one unit owner-occupied.

Borrower Qualifications

- No prior bankruptcy or judgements.
- No R3s in the past 24 months.
- Up to 679 credit score: GDS 35%; TDS 42%
- 680+ credit score: GDS 35%; TDS 44%

Documentation Requirements

- Standard documentation.
- Lender to document the purpose of the refinance.

Applicable Premiums*

Loan-to-Value Ratio	Single Premium	Top-Up Premium
Up to and including 65%	0.50%	0.50%
65.01%–75%	0.65%	2.25%
75.01%–80%	1.00%	2.75%
80.01%–85%	1.75%	3.50%
85.01%–90%	2.00%	4.25%
90.01%–95%	2.75%	4.25%

NOTE: Mortgage insurance premiums are non-refundable.

*Premiums are based on the lesser of the single premium on the total loan amount or the

For more information, please call 1.877.244.8422 (1.877.AIGUG CA) today.

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