How Genworth Supports HARP
Frequently Asked Questions

Overview
Created to support a recovery in the housing market, the Treasury Department’s Making Home Affordable program will help millions of homeowners to refinance or modify their mortgages. Genworth Mortgage Insurance is pleased to support these programs. The Genworth-Insured Refinance program encompasses all Genworth insured rate/term refinances, including those eligible for the Home Affordable Refinance program (HARP).

Included in this document – Updated July 27, 2012
- FAQ Overview with answers applicable to all Genworth-Insured Refinance loans
- Detailed FAQs applicable for:
  - Loans that qualify under our GSE HARP-Eligible Refinance (Same and New Servicers) option
  - Loans that qualify under our Non-GSE Refinance (Same Servicers) option
  - Loans that qualify under our Genworth Streamlined Refinance (Same and New Servicers) options

(Note: Any new or updated question will be labeled with “**” and italicized.)

FAQ Overview Applicable to All Genworth-Insured Refinance Loans:

If I do not have a delegated master policy may I still submit a Genworth-Insured Refinance?
Yes. We accept both non-delegated and delegated requests. Simply follow the Submission Instructions on the appropriate application or form.

Do I have to be the current servicer in order to qualify?
No. The Genworth-Insured Refinance program has options where the submitting lender is the current servicer and where the submitting lender is not the current servicer.

Will I need to increase the MI coverage percentage of the loan if the LTV increases?
No. For Genworth-Insured Refinances, the coverage may not increase.

What if I would like to increase coverage? Can I do that?
No. Increased coverage is only available through our standard Rate/Term Refinance program, subject to all current guidelines and pricing. Always check with your investor on their coverage requirements as they may be different than the original coverage percentage.

Can the Genworth-Insured Refinance Program be used for Investors other than Fannie Mae and Freddie Mac?
Yes. Genworth-Insured Refinance guidelines apply to all Genworth-Insured loans. Check with your investor for their Rate/Term guidelines.

**Does Genworth offer contract underwriting services for Genworth-Insured Refinances, including Home Affordable Refinances?**
Yes. Current rates for services will apply.

**How will Genworth apply recourse to contract underwritten HARP loans?**
All Contract Services HARP loan requests are done with Limited Recourse.
Does Genworth allow Genworth-Insured Refinances through all origination channels?  
Yes.

Will loans with Job Loss Protection being refinanced into a new Genworth-Insured Refinance loan continue to have Job Loss Protection?  
The Job Loss Protection benefit on the existing loan will terminate upon refinance. Loans received by Genworth after July 16, 2012 will not be eligible for Job Loss Protection. If the loan was received on or before July 16, 2012 and the submitting lender currently participates in the Job Loss Protection program, Job Loss Protection will be added to the new Genworth-Insured Refinance loan.

Does the MI cancellation process change for loans being refinanced?  
No. MI cancellations for all refinances will follow existing processes.

How should Homeowners Protection Act (HPA) cancellations be handled?  
HPA cancellations should be based off of the terms of the new mortgage note (new unpaid balance, LTV, term, etc.)
Detailed FAQs for our GSE HARP-Eligible Refinance Option:

Does Genworth have any specific MI overlays in addition to the GSEs’ HARP program guidelines?  
No. Lenders simply need to comply with the GSEs’ program requirements.

If I received an Expanded Approval from the GSEs on a HARP loan, will Genworth accept those?  
Yes.

The GSEs provide representations and warranties relief for value, condition, and marketability for loans meeting Freddie Mac’s HVE and Fannie Mae’s property fieldwork waiver guidelines. Does Genworth provide the same relief?  
Yes. For HARP-Eligible loans, Genworth will not require the lender to represent and warrant the value, condition and marketability when the lender is offered the option to use a HVE or PIW and uses it.

Does the lender maintain representations and warranties to the original file to Genworth?  
No. Genworth provides representations and warranties relief on the original Commitment/Certificate of Insurance. However, the GSEs may not provide the same relief so check with the investor.

What mortgage insurance premium rate will be charged?  
We will issue a Replacement Commitment/Certificate of Insurance with the original rates:

- **For Borrower or Lender Paid Monthly Premium MI and Annual Premium MI** - the MI premium rate (in basis points) on the new loan will remain the same. For example, if the premium rate charged on the initial loan was 0.78%, the rate applied on the Replacement Commitment/Certificate of Insurance will remain 0.78%. Note: While the premium rate will remain the same, the borrower’s premium payment amount will change if the loan balance is modified.

- **For Borrower or Lender Paid Single Premium MI** - no additional premium will be due even if the loan amount/insured amount changes.

- **For lenders who cannot process LPMI loans** - Genworth will consider converting the policy to BPMI. To request an exception, include comments in the “Notes” section of your HARP online application submission at mortgageinsurance.genworth.com, or contact our ActionCenter® at 800 444.5664.

If I change the loan term, will the mortgage insurance premium rate change?  
No. You may change the loan term in accordance with the GSE guidelines and the MI premium rate will remain the same.

If I am a New Servicer and do not know the premium rate or plan type, how can I find out what they are?  
Lenders can call our ActionCenter at 800 444.5664 Monday through Friday, from 8 am – 8 pm EST, to find out this information.

Are all MI premium payment options available?  
Yes. All premium payment options are available with no LTV restrictions for any states regardless of whether they are the same or a new servicer since Genworth is treating both as a modification.

How do lenders submit loans to Genworth?  
Lenders may submit online at mortgageinsurance.genworth.com or via fax through the NPC:

- If you are a non-delegated customer processing a HARP-Eligible New Servicer Refinance loan:  
  o Online, complete the required fields and upload a Full Package (the documentation required by your DU™ Findings Report or LP Feedback Report.)
  o Via fax, submit the GSE HARP-Eligible Refinance Form and a Full Package.

- For all other customers and HARP-Eligible Refinance loan scenarios:  
  o Online, complete the required fields and upload the 1003, 1008, and no other documentation.
  o Via fax, submit the GSE HARP-Eligible Refinance Form, 1003, 1008, and no other documentation.

- Note: In the cases where individuals are added or dropped to the loan, or the property type does not match the original loan, additional documentation may be requested.
What if findings/feedback state MI is required but you think the property’s value is less than 80% LTV?
Lenders should review the investors’ MI cancellation policies to evaluate whether or not they can cancel the MI on the existing loan and then determine whether the new HARP loan will continue to require MI.

Does a borrower’s loan need to be current to qualify?
Yes. To qualify for a refinance, the loan must be current and meet the GSEs’ payment history guidelines. Loans not meeting these criteria may qualify for an investor’s modification program such as the Home Affordable Modification programs.

Will I get a new Commitment/Certificate of Insurance?
No. Genworth will modify the existing Commitment/Certificate of Insurance and issue a Replacement Commitment/Certificate or Insurance. This will have a new number but the original Commitment/Certificate of Insurance number will be listed in the notes in the Special Conditions section of the Commitment/Certificate of Insurance.

Can I change the MI premium payment option when the loan is refinanced?
No. The MI premium payment option must remain the same on the modified Commitment/Certificate of Insurance. For example, a Borrower Paid Monthly Premium MI will remain a Borrower Paid Monthly Premium MI, etc.

Will Genworth issue a FCRA adverse action notice to borrowers?
No. Genworth is treating these as a modification.

How will Borrower Paid MI premium refunds be handled?
- For Monthly Refundable and Annual Refundable Premium MI - refunds will follow existing processes.
- For Single Premium MI – No refunds will be issued and all unearned premium will be rolled over to the Replacement Commitment/Certificate of Insurance at activation.

If the loan currently is subject to a Captive Reinsurance agreement with Genworth, can the refinanced loan remain in the Captive?
Upon refinance, the original loan will no longer be a part of any existing captive structure. The new loan will not be eligible for a new captive structure.
Detailed FAQs for our Non-GSE Refinance Option:

How does the Non-GSE Refinance option compare to the GSE-HARP Eligible option?
The Non-GSE Refinance option is modeled after the GSEs' HARP-Eligible option and serves loans where Fannie or Freddie are not the current investor. The option has very similar guidelines but lenders should review Section 7.1.2 of Genworth’s Underwriting Guidelines manual for details.

Are there similar eligibility dates for this program?
Yes. This program follows the same GSE date eligibility requirements.
- Original Commitments/Certificates of Insurance must have been issued prior to or on May 31, 2009.
- New submissions must be received prior to or on December 31, 2013.

Does the lender maintain representations and warranties to the original file to Genworth?
No. Genworth provides representations and warranties relief on the original Commitment/Certificate of Insurance.

On the new refinance, does Genworth provide representations and warranties relief on property value, marketability and condition?
The lender must represent and warrant the property condition in all cases. Genworth will provide relief on the property value and marketability.

What is the Maximum LTV?
There is no maximum LTV.

What mortgage insurance premium rate will be charged?
We will issue a Replacement Commitment/Certificate of Insurance with the original rates:
- **For Borrower or Lender Paid Monthly Premium MI and Annual Premium MI** - the MI premium rate (in basis points) on the new loan will remain the same. For example, if the premium rate charged on the initial loan was 0.78%, the rate applied on the Replacement Commitment/Certificate of Insurance will remain 0.78%. Note: While the premium rate will remain the same, the borrower’s premium payment amount will change if the loan balance is modified.
- **For Borrower or Lender Paid Single Premium MI** - no additional premium will be due even if the loan amount/insured amount changes.
- **For lenders who cannot process LPMI loans** - Genworth will consider converting the policy to BPMI.

If I change the loan term, will the mortgage insurance premium rate change?
No. The MI premium rate will remain the same. You may decrease the loan term in accordance with Genworth Underwriting Guidelines (see Section 7.1.2).

What transaction costs does Genworth allow to be included in the new Loan Amount/Insured Amount?
The new loan may include:
- The payoff balance of the first mortgage, including non-delinquent accrued interest.
- The lesser of 5% or $5,000 in closing costs, financing costs, or prepaids/escrows for loan amounts less than or equal to $417,000.
- The lesser of 5% or $10,000 in closing costs, financing costs, or prepaids/escrows for loan amounts greater than $417,000.

Can the borrower get any cash out at closing?
The borrower can get up to $250 in cash at closing. Any additional cash received by the borrower at closing must be applied as a principal curtailment to the new refinance mortgage.

How do lenders submit loans to Genworth?
Lenders may submit online at mortgageinsurance.genworth.com or via fax through the NPC:
- If you are a non-delegated customer processing a HARP-Eligible New Servicer Refinance loan:
Online, complete the required fields and upload a Full Package (the documentation required by your DUTM Findings Report or LP Feedback Report.)

- Via fax, submit the GSE HARP-Eligible Refinance Form and a Full Package.

For all other customers and HARP-Eligible Refinance loan scenarios:

- Online, complete the required fields and upload the 1003, 1008, and no other documentation.
- Via fax, submit the GSE HARP-Eligible Refinance Form, 1003, 1008, and no other documentation.

Note: In the cases where individuals are added or dropped to the loan, or the property type does not match the original loan, additional documentation may be requested.

Will I get a new Commitment/Certificate of Insurance?
No. Genworth will modify the existing Commitment/Certificate of Insurance and issue a Replacement Commitment/Certificate or Insurance. This will have a new number but the original Commitment/Certificate of Insurance number will be listed in the notes in the Special Conditions section of the Commitment/Certificate of Insurance.

Are all MI premium payment options available?
Yes. All premium payment options are available.

Are there guidelines/restrictions for loans with LTV > 100%?
No. There are no state restrictions on LTV > 100% because we are treating this as a modification.

Can I change the MI premium payment option when the loan is refinanced?
No. The MI premium payment option must remain the same on the modified Commitment/Certificate of Insurance. For example, a Borrower Paid Monthly Premium will remain a Borrower Paid Monthly Premium, etc.

What if I cannot process LPMI loans?
Genworth will consider converting the policy to BPMI. To request an exception, include comments in the “Notes” section of your HARP online application submission at mortgageinsurance.genworth.com, or contact our ActionCenter® at 800 444.5664.

Will Genworth issue a FCRA adverse action notice to borrowers?
No. Genworth is treating these as a modification.

How will Borrower Paid MI premium refunds be handled?
- For Monthly Refundable and Annual Refundable Premium MI - refunds will follow existing processes.
- For Single Premium MI – No refunds will be issued and all unearned premium will be rolled over to the Replacement Commitment/Certificate of Insurance.

If the loan currently is subject to a Captive Reinsurance agreement with Genworth, can the refinanced loan remain in the Captive?
Upon refinance, the original loan will no longer be a part of any existing captive structure. The new loan will not be eligible for a new captive structure.

Does a borrower’s loan need to be current to qualify?
Yes. To qualify for a refinance, the loan must be current for the last 90 days with no more than 1x30 in the last 12 months. Loans not meeting these criteria may qualify for an investor’s modification program such as the Home Affordable Modification programs.

Do I have to be the current servicer to originate a loan under this program?
No. However, if the originator of the new loan is not the servicer of the existing loan, the originator must ensure that the loan is delivered to the original servicer, and the servicer must submit the request for MI.
Detailed FAQs for our Genworth-Streamlined Refinance Option:

What guidelines do I follow?

How do lenders submit loans to Genworth?
Currently, Genworth will only process paper submissions through the NPC:
- If you are a delegated customer, submit Genworth-Insured Streamlined Refinance loans using our standard Delegated (Excel) Application.
- If you are a non-delegated customer, submit Genworth-Insured Streamlined Refinance loans using our standard Genworth Underwrite (Full Package) Application.

Does a borrower’s loan need to be current to qualify?
Yes. To qualify for a refinance, the loan must be current for the last 12 months (0x30 in the last 12 months). Loans not meeting these criteria may qualify for an investor’s modification program such as the Home Affordable Modification programs.

What transaction costs does Genworth allow to be included in the new Loan Amount/Insured Amount?
The new loan may not exceed the original loan amount and this program follows our standard Rate/Term Refinance Definition described in Section 4.4.1 of Genworth’s Underwriting Guidelines manual.

Can the borrower get any cash out at closing?
Yes. Borrowers may receive cash back subject to our standard Rate/Term Refinance Definition described in Section 4.4.1 of Genworth’s Underwriting Guidelines manual.

What is the Maximum LTV?
The Maximum LTV is 105%.

Are there guidelines/restrictions for loans with LTV > 100%?
Yes. Guidelines/restrictions in this LTV category are:
- The loan type must be fixed rate and fixed payment. No ARMs (5yr, 7yr, 10yr).
- The maximum base LTV is 100% without financed closing costs, prepaid/escrows and financed MI. The borrower can finance amounts (not to exceed the lesser of 5% or $5,000) over 100% up to the state’s maximum LTV (103% or 105%) to cover closing costs, prepaid items, and/or MI.
- In AZ, CA, ID, IL, MO, NJ, NY and OH - maximum LTV is 103%.
- In NY - Maximum LTV for a co-op unit is 100%.

If the investor provides representations and warranties relief for value, condition, and marketability for refinance loans will Genworth provide the same relief?
No. The lender must represent and warrant the property value, condition, and marketability in all cases, regardless of the relief provided by the investor.

Will I get a new Commitment/Certificate of Insurance?
Yes. Genworth will issue a new Commitment/Certificate of Insurance.

Do the Representations of the Insured change?
Genworth will issue a new Commitment/Certificate or Insurance based on the lenders representations and warranties of the new loan.

What mortgage insurance premium rate will be charged?
Genworth will apply current rates according to published rate cards.

Can I change the MI premium payment option when the loan is refinanced?
Yes.
Are all MI premium payment options available?
Yes. All premium payment options are available to a maximum LTV of 105% except for Single Premium, which is available to a maximum LTV of 103%.

Will Genworth issue a FCRA adverse action notice to borrowers?
Yes if applicable. We will process in the same manner as any new loan application.

How will Borrower Paid MI premium refunds be handled?
Refunds will be issued according to Genworth’s existing processes.

If the loan currently is subject to a Captive Reinsurance agreement with Genworth, can the refinanced loan remain in the Captive?
Upon refinance, the original loan will no longer be a part of the existing captive structure. However, the new loan may be eligible for captive reinsurance based on the terms of the appropriate captive reinsurance agreement.

Contact your Genworth sales representative or our ActionCenter® at 800 444.5664 if you have additional questions.