

**Buyers
get better
homes.**

**Lenders
get better
profits.**

RADIAN

Radian Guaranty Inc.
www.radian.biz



SplitEdge.SM
The MI option that serves two.



In today's competitive new housing market, you need to find creative ways to appeal to homebuyers and get an edge on your competition.

That's where Radian's SplitEdgeSM comes in.

A new mortgage insurance (MI) product from Radian, SplitEdge provides a win-win opportunity for you and your homebuyers.

THE SPLIT THAT BRINGS BUYERS AND LENDERS TOGETHER.

With SplitEdge, an innovative new MI product, the cost of the MI premium is split between an upfront premium and reduced monthly renewal.

The result is a dramatically lowered monthly MI payment for homebuyers, which can help them qualify for a higher-priced home and generate higher profits for you.

HELPING BUYERS BUY MORE.

There's no question about it, by splitting the cost of the MI premium, homebuyers get the full advantage of SplitEdge's best features—lower monthly payments or qualifying for more house.

The numbers speak for themselves:

Qualifying homebuyers for more house*

	SplitEdge	BPMI	Rate Buydown	80/20
Sale Price/Loan Amount	\$250,000	\$236,800	\$242,500	\$237,811
Note Rate	6%	6%	5.75%	6% first 8.5% second
P&I Payment	\$1,499	\$1,420	\$1,415	\$1,609
MI Rate	0.53%	0.96%	0.96%	---
MI Payment	\$110	\$189	\$194	---
Total Monthly Mortgage Payment	\$1,609	\$1,609	\$1,609	\$1,609
Gain (Loss) on Sale Price/Loan Amount	---	(\$13,200)	(\$7,500)	(\$12,189)

Lowering a homebuyer's monthly payment*

	SplitEdge	BPMI	Rate Buydown	80/20
Sale Price/Loan Amount	\$250,000	\$250,000	\$250,000	\$250,000
Note Rate	6%	6%	5.75%	6% first 8.5% second
P&I Payment	\$1,499	\$1,499	\$1,459	\$1,691
MI Rate	0.53%	0.96%	0.96%	---
MI Payment	\$110	\$200	\$200	---
Total Monthly Mortgage Payment	\$1,609	\$1,699	\$1,659	\$1,691
Total Monthly Mortgage Payment Savings	---	(\$90)	(\$50)	(\$82)

*These examples are for illustrative purposes only, and assume a 100% loan-to-value. SplitEdge: 1% upfront payment. Rate buydown: 1-point buydown. Piggyback: 30-year fixed first and 15-year fixed second mortgage to avoid payment shock associated with other products.

But those aren't the only benefits SplitEdge has to offer. Others include: lower monthly renewal rates for MI premiums; no balloon payments; refundability of the unused MI premium if the loan prepays; preserves homebuyers' ability to build and borrow against their home's equity; and, more convenient than a piggyback with just one loan, one closing and one monthly payment.

BOOSTING YOUR BOTTOM LINE.

Beyond helping you attract homebuyers with the features they want, SplitEdge gives you a competitive advantage and helps boost your bottom line:

- Increases loan volume by offering a unique product to your homebuyers
- Only one application to complete—one loan to process and close—taking less time for the same commission
- Up to 100% LTV product that doesn't require homebuyers to take out a second mortgage
- Helps qualify homebuyers for a more expensive house
- Based on the preceding scenario, your homebuyer would qualify for \$12,189 in more house with SplitEdge versus a piggyback!

ONE MORE WAY RADIAN GIVES YOU AN EDGE.

A leader in the MI industry, Radian is committed to developing innovative products and services that help our clients close more loans, increase profitability and be more competitive.

SplitEdge is another example of that commitment and Radian's innovation.

To learn more about SplitEdge and other Radian products and services, contact your Radian Representative, or visit our website at www.radian.biz/mi.

SplitEdge... another financial edge from RadianSM to help you do more.

How SplitEdge Works

- The cost of the mortgage insurance premium is split between an upfront premium and reduced monthly renewal
- The upfront premium gives the homebuyer a credit at closing, which is used to buy down the mortgage insurance premium
 - The upfront single premium can be .75%, 1.00% or 1.25% of the loan amount
- The balance of the mortgage insurance premium is paid in the form of a reduced standard monthly borrower-paid mortgage insurance