



FHA Historical MI Premium Chart

This chart combines all MortgageCurrentcy.com FHA MI Premium Charts and provides a 12-year history of FHA MI Premiums.
(Updated 4/7/13)

Effective for case numbers ordered on or after April 1, 2013 w/ additional changes for case numbers ordered on or after June 3, 2013

Traditional Purchase and Refinance Products

Effective dates reference case numbers ordered on or after stated date.

NOTE: There are no premium discounts for first time homebuyers with HUD approved counseling.

Term > 15 Years				
Base Loan Amount	LTV	Effective	Annual MIP	UFMIP
≤ \$625,500	≤ 95.00%	April 1, 2013	1.30 %	1.75%
≤ \$625,500	> 95.00%	April 1, 2013	1.35 %	1.75%
>\$625,500	≤ 95.00%	April 1, 2013	1.50%	1.75%
>\$625,500	> 95.00%	April 1, 2013	1.55%	1.75%
Term ≤ 15 Years				
Base Loan Amount	LTV	Effective	Annual MIP	UFMIP
≤ \$625,500	78.01% - 90.00%	April 1, 2013	.45%	1.75%
≤ \$625,500	> 90.00%	April 1, 2013	.70%	1.75%
>\$625,500	78.01% - 90.00%	April 1, 2013	.70%	1.75%
>\$625,500	> 90.00%	April 1, 2013	.95%	1.75%
Any Amount	≤ 78%	June 3, 2013	.45%	1.75%
Exception: New Streamline Refinances previously endorsed on or before May 31,2009				
Base Loan Amount	LTV	Effective	Annual MIP	UFMIP
Any Amount	Any	June 11, 2012	.55%	.01%

Home Equity Conversion Mortgages

Premium Type	Percentage
Upfront-Standard	2%
Upfront-Saver	.01%
Annual	1.25%

**Effective for case numbers ordered on or after April 9, 2012 w/ additional changes
for case numbers ordered on or after June 11, 2012**

Traditional Purchase and Refinance Products

Term > 15 Years				
Base Loan Amount	LTV	Effective	Annual MIP	UFMIP
Any Amount **	≤ 95.00%	April 9, 2012	1.20 %	1.75 %
Any Amount **	> 95.00%	April 9, 2012	1.25 %	1.75%
≤ \$625,500	≤ 95.00%	June 11, 2012	1.20 %	1.75%
≤ \$625,500	> 95.00%	June 11, 2012	1.25 %	1.75%
Above \$625,500	≤ 95.00%	June 11, 2012	1.45%	1.75%
Above \$625,500	> 95.00%	June 11, 2012	1.50%	1.75%
Term ≤ 15 Years with LTV above 78%*				
Base Loan Amount	LTV	Effective	Annual MIP	UFMIP
Any Amount **	≤ 90.00%	April 9, 2012	.35%	1.75%
Any Amount **	> 90.00%	April 9, 2012	.60%	1.75%
≤ \$625,500	≤ 95.00%	June 11, 2012	.35%	1.75%
≤ \$625,500	> 95.00%	June 11, 2012	.60%	1.75%
Above \$625,500	≤ 95.00%	June 11, 2012	.60%	1.75%
Above \$625,500	> 95.00%	June 11, 2012	.85%	1.75%
Exception: New Streamline Refinances previously endorsed on or before May 31,2009				
Base Loan Amount	LTV	Effective	Annual MIP	UFMIP
Any Amount	Any	June 11, 2012	.55%	.01%

*SF forward mortgages with amortization terms of 15 years or less, and a loan-to-value (LTV) ratio of 78 percent or less, remain exempt from the Annual MIP (see Mortgagee Letter 2011-35)

**Expires with case numbers ordered on or after June 11, 2012.

Home Equity Conversion Mortgages

Premium Type	Basis Points
Upfront	200 BPS
Annual	125 BPS

NOTE: There are no premium discounts for first time homebuyers with HUD approved counseling.

Effective for all case numbers ordered on or after 4/18/2011
(includes comparison to previous premiums)

Traditional Purchase and Refinance Products

Mortgage Insurance Premiums		
Loans > 15 years		
UFMIP = 100 bps Annual Premium		
LTV	Through 4/17/2011*	On/After 4/18/2011**
≤ 95.00 %	85 bps	110 bps
> 95.00 %	90 bps	115 bps
Loans ≤ 15 years		
UFMIP = 100 bps Annual Premium		
LTV	Through 4/17/2011*	On/After 4/18/2011**
≤ 78.00 %	None	None
≤ 90.00 %	None	25 bps
> 90.00 %	25 bps	50 bps
*For case numbers assigned on/before April 17, 2011		
**For case numbers assigned on/after April 18, 2011		

Home Equity Conversion Mortgages

Premium Type	Basis Points
Upfront	200 BPS
Annual	125 BPS

NOTE: There are no premium discounts for first time homebuyers with HUD approved counseling.

Effective for all case numbers ordered on or after October 4, 2010

Traditional Purchase and Refinance Products

Upfront Premiums (all amortization terms)

Mortgage Type	Upfront Premium Requirement
Purchase Money Mortgages and Full-Credit Qualifying Refinances	100 BPS
Streamline Refinances (all types)	100 BPS

Annual Premiums

LTV	Annual Premiums for Loans > 15 Years
= or < 95 percent	85 BPS
>95 percent	90 BPS

LTV	Annual Premiums for Loans = or < 15 Years
= or < 90 percent	-None-
>90 percent	25 BPS

Home Equity Conversion Mortgages

Premium Type	Basis Points
Upfront	200 BPS
Annual	125 BPS

NOTE: There are no premium discounts for first time homebuyers with HUD approved counseling.

Effective for case numbers issued on or after April 5, 2010

Applies to ALL FHA Programs EXCEPT:

- Title I
- Home Equity Conversion Mortgages (HECMs)
- Hope for Homeowners (H4H)
- Section 247 (Hawaiian Homelands)
- Section 248 (Indian Reservations),
- Section 223(e) (declining neighborhoods)
- Section 238(c) (Military Impact areas in Georgia and New York)

Up Front Mortgage Insurance Premium (UFMIP)	
Purchase Money & Full-Credit Qualifying Refinances	2.25%
Streamline Refinances (all types)	2.25%
HOPE for Homeowners (Delinquent Mortgagors)	2.00%
Home Equity Conversion Mortgages	2.00%
<p><i>Loan term does not affect calculation.</i></p> <p><i>Base loan amount x applicable premium percentage = UFMIP amount</i></p> <p><i>There is no rate reduction for counseled first-time homebuyers.</i></p> <p><i>Premium is non-refundable except in cases of FHA to FHA refinance during first 3 years of loan.</i></p>	

Annual Mortgage Insurance Premium			
Traditional Purchase and Refinance Product			
LTV	Annual for loans >15 yrs	LTV	Annual for loans ≤ 15 yr
≤ 95%	.50%	≤ 90%	None
>95%	.55%	>95%	.25%
Hope for Homeowners (Delinquent)(regardless of LTV) .75%			
Home Equity Conversion Mortgages (HECM) (outstanding balance x %) .50%			

This is a reference tool and may not be entirely comprehensive. Refer to all applicable FHA guidelines.

Method 3: Case Numbers from 10-1-08 to 4-4-10

Effective Notice: FR 5171-N-03

Upfront / Annual Mortgage Insurance Premiums: Case numbers 10-1-08 through 4-4-10					
Based on Percentage of Loan Amount					
UFMIP - regardless of loan term					
<ul style="list-style-type: none"> ▪ 1.75% purchases and qualifying refinance ▪ 1.50% streamlined refinances ▪ 3.0% delinquent FHAsecure 					
Annual MIP					
Purchases, qualifying refinances & streamlined refinances				FHAsecure – delinquent	
> 15 year term		≤ 15 year term		All loan terms	
≤ 95%	0.50%	≤ 90%	None	≤ 95%	0.50%
> 95%	0.55%	> 90%	0.25%	> 95%	0.55%

Method 2: Case Numbers Ordered between 7-14-08 and 9-30-08
Risk Based Premiums, Based on Decision Scores

Upfront / Annual Mortgage Insurance Premiums. Case numbers 7-14-08 through 9-30-08							
LOAN TERMS > 15 YEARS							
DECISION CREDIT SCORE							
LTV	850-680	679-640	639-600	599-560	559-500	499-300	Non-traditional
≤ 90.00	1.25/.50	1.25/.50	1.25/.50	1.50/.50	1.75/.50	1.75/50	1.50/.50
90.01 – 95.00	1.25/.50	1.25/.50	1.50/.50	1.75/.50	2.00/.50	N/A	1.75/.50
> 95.00	1.25/.55	1.50/.55	1.75/.55	2.00/.55	2.25/.55	N/A	2.00/.55
LOAN TERMS 15 YEARS OR FEWER							
DECISION CREDIT SCORE							
LTV	850-680	679-640	639-600	599-560	559-500	499-300	Non-traditional
≤ 90.00	1.00/.00	1.00/.00	1.25/.00	1.50/.00	1.75/.00	1.75/.00	1.50/.00
90.01 – 95.00	1.00/.25	1.25/.25	1.50/.25	1.75/.25	2.00/.25	N/A	1.75/.25
> 95.00	1.25/.25	1.50/.25	1.75/.25	2.00/.25	2.00/.25	N/A	2.00/.25
* First time homebuyers with FHA approved counseling pay 2.00 not 2.25							

Method 1: Case Numbers before 7-14-08

Effective with loans closed 1-1-2001 (MLs 2000-39 & 2000-46) through case #s ordered on or after 7-14-08

Upfront / Annual Mortgage Insurance Premiums: Case numbers BEFORE 7-14-08		
Based on Percentage of Loan Amount		
UFMIP = 1.50% for ALL loans		
Annual MIP > 15 year term	Annual MIP ≤ 15 year term	
0.50% - ALL loans	≥ 90% LTV	0.25%
	89.99 and under	NONE