

# How to use the Arch MI and Mortgage Coach Integration

1

**Click** any loan product on your presentation.

**Click** the **GET MI Pricing** button on the Monthly Costs tab.

If FHA/VA/USDA is selected as the UFMIP type on the loan product, the Get MI Pricing button will be suppressed. If the loan product is marked as a current mortgage, the Get MI Pricing button will be suppressed.

The screenshot shows the Mortgage Coach Enterprise Edition interface for a client named Tony Childs. The loan product is '20 Year Fixed'. The 'Monthly Costs' tab is selected, and the 'GET MI PRICING' button is highlighted with a yellow circle and arrow. The interface displays various cost fields: HOA Dues (\$0.00), Hazard insurance amount (\$105.00, 0.000%), Property Tax Percent (\$411.46, 1.250%), Other (\$0.00), Mortgage Insurance Amount (\$121.96, 0.000%), MI Cutoff (78.000%), and Closing Costs.

2

**Select Arch MI.**

**Complete** the required fields.

**Choose** Single Life of Loan or Periodic Monthly.

MI Pricing can be retrieved for conventional loans as either a monthly payment or a one-time upfront premium. Use the MI Duration drop down box to select "Single Life of Loan" for a one-time upfront premium or "Periodic Monthly" for monthly payments.

Note: If the Affordability section for this presentation has not been completed, fill in the Housing Expense Ratio and Debt to Income fields. Currently the system checks to see if a co-borrower has been entered. When there is a co-borrower, two borrowers are passed to ARCH, both with the same FICO.

MI Coverage percent will be determined by the coverage table Arch MI provided us but can be changed as needed.

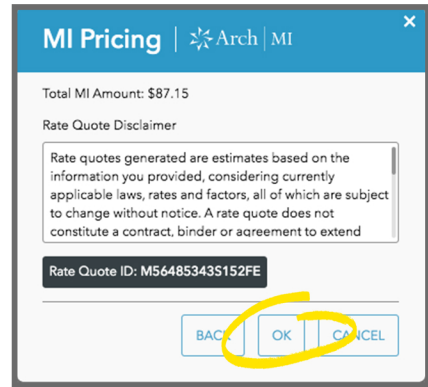
The screenshot shows the MI Pricing form in the Arch MI system. The form includes the following fields: Street Address\* (1256 Main Street), City\* (Corona), Zip Code\* (92878), State\* (California), Credit Score\* (800), Construction Type (Attached), Occupancy (Primary), Originator Type (Lender), and Housing Expense Ratio Before MI\* (28.200%).

3

**Click Next.**

Arch MI will return the Total MI Amount as well as a Rate Quote ID.

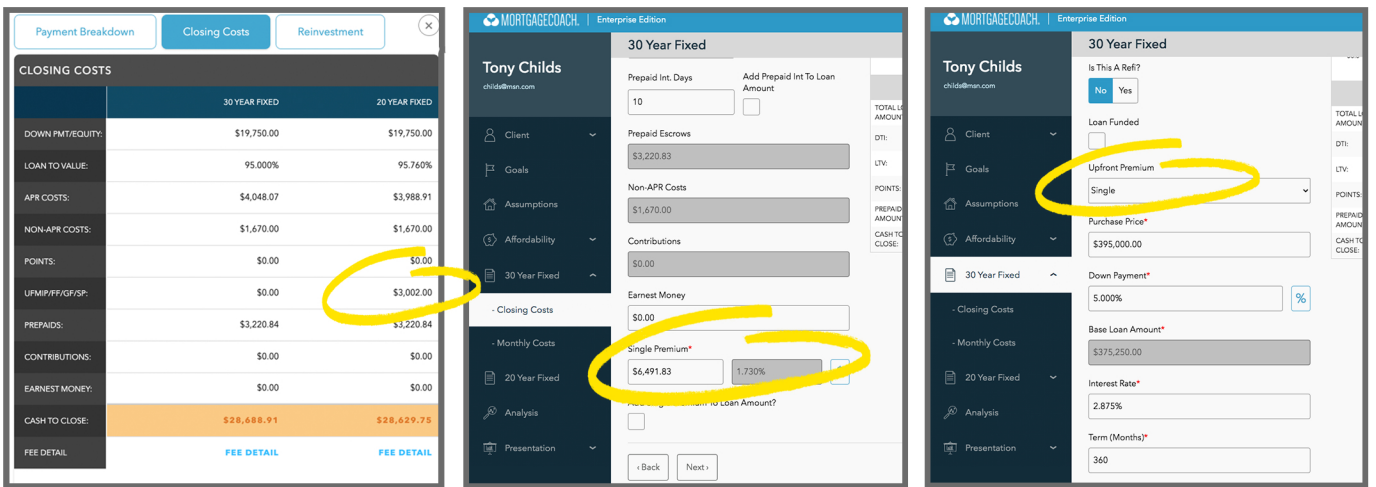
**Click OK.**



4

If "Single Life of Loan" was selected, the Total MI Amount will populate in the Upfront Premium field. The Upfront Premium type will also update to Single in the Product screen.

The Total Cost Analysis will display the premium amount in the **Closing Cost Breakdown**.



5

If "Periodic Monthly" was selected, the Total MI Amount will populate in the Mortgage Insurance Percent field in the Monthly Costs screen.

The Total Cost Analysis will display the premium amount in the **Payment Breakdown**.

