

# 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. On the left, a sidebar lists various tabs: Client, Goals, Assumptions, Affordability, 30 Year Fixed, 20 Year Fixed (selected), Closing Costs, and Monthly Costs. The main area displays the '20 Year Fixed' loan product details, including HOA Dues (\$0.00), Hazard Insurance Amount (\$105.00 at 0.000%), Property Tax Percent (\$411.46 at 1.250%), Other (\$0.00), Mortgage Insurance Amount (\$121.96 at 0.000%), MI Cutoff (78.000%), and a 'GET MI PRICING' button. A yellow circle highlights the 'GET MI PRICING' button, and a yellow arrow points to it from the left.

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.

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 interface. The form has a title bar with 'MI Pricing | Arch | MI' and a close button. Below the title bar, it says 'Please select an MI Provider:' with a radio button for 'Arch | MI' selected. The form then lists several required fields (marked with an asterisk): 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**.

MI Pricing | Arch | MI

Total MI Amount: \$87.15

Rate Quote Disclaimer

Rate quotes generated are estimates based on the information you provided, considering currently applicable laws, rates and factors, all of which are subject to change without notice. A rate quote does not constitute a contract, binder or agreement to extend

Rate Quote ID: M56485343S152FE

BACK OK CANCEL

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**.

Three screenshots from the MortgageCoach Enterprise Edition interface:

- Closing Costs:** A table comparing 30 Year Fixed and 20 Year Fixed costs. The 30 Year Fixed row shows a Total MI Amount of \$87.15, which is circled in yellow.
- Monthly Costs:** A screen for Tony Childs showing the 30 Year Fixed product. The Upfront Premium field is set to Single, and the Total MI Amount is \$87.15, both circled in yellow.
- Product Screen:** A screen for Tony Childs showing the 30 Year Fixed product. The Upfront Premium field is set to Single, and the Total MI Amount is \$87.15, both circled in yellow.

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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**.

Two screenshots from the MortgageCoach Enterprise Edition interface:

- Monthly Costs:** A screen for Tony Childs showing the 30 Year Fixed product. The Mortgage Insurance Percent field is set to 0.390%, which is circled in yellow.
- Payment Breakdown:** A table comparing 30 Year Fixed and 20 Year Fixed costs. The 30 Year Fixed row shows a Total MI Amount of \$87.15, which is circled in yellow.