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Removing Monthly Mortgage Insurance Without Refinancing

-If you have a Conventional Loan with Fannie Mae or Freddie Mac. It MAY be possible to remove your monthly mortgage insurance WITHOUT having to refinance!

-You will need to know if your Conventional Loan was Originated via Fannie Mae or Freddie Mac. You will want to ask your Originating Lender or your Current Loan Servicer

-Your Mortgage Servicer CANNOT solicit you to remove your monthly Mortgage Insurance! YOU must reach out to them to begin the process.

What are the rules to remove monthly PMI?

Conventional loans will naturally amortize to remove Private Mortgage Insurance (PMI) once the Loan to Value hits 78%. BUT that's based upon the original value at closing. If your home has appreciated in value since you closed on your mortgage, you COULD remove your monthly PMI without Refinancing.

- If your Mortgage is **2-5 Years Old**. You just need to prove a Loan to Value (LTV) less than 75% to remove the Monthly Mortgage Insurance!
- If your Mortgage is **over 5 years Old**. You just need to prove an LTV less than 80% to remove Monthly Mortgage Insurance!
- If your Mortgage is **Less than 2 years Old**, you need to prove substantial improvements and LTV less than 80%.
- Fannie Mae states, "Improvements that increase value are typically renovations that substantially improve marketability and extend the useful life of the property. Repairs that are made to keep the property maintained and fully functional are not considered improvements."
- Freddie Mac states that the Substantial Improvements MUST conform to local zoning and building codes AND the appraisal MUST state the specific nature, extent and cost of the improvements made and the effect of the improvements on the current estimated market value.

[Fannie Mae Guideline](#)

[Freddie Mac Guideline](#)

WHO ARE WE ?

Better Rate Mortgage, Inc. is a LOCAL Mortgage Brokerage that works with Multiple Wholesale Lenders. We offer Competitive Rates, Faster Turn-times, and more Loan Products than Traditional Retail Mortgage Lenders.

We hope that you find this information helpful and are available to answer ANY questions or concerns you may have!

GET IN TOUCH



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