

What is this form used for?

Use this form to request the removal of Private Mortgage Insurance (PMI) from your mortgage.

- Mortgage Insurance Premiums (MIP) are part of the Federal Housing Administration (FHA) mortgage insurance program only. These cancellation rules differ from PMI. Please call us to discuss eligibility criteria if you have an FHA-insured mortgage.

What requirements must be met for me to initiate cancellation of PMI?

- You must be current on your mortgage payments.
- You must have a good payment history. A good payment history means:
 - No payments 30 days past due in the last 12 months.
 - No payments 60 days past due in the last 24 months.
- Your current property value must be at least equal to its original value and the equity in the property is unencumbered by a subordinate lien.
- Your mortgage loan must meet the applicable loan to value (LTV) ratio.

Conditions supporting your request for PMI waiver:

Read all options then check the box that applies (an option **must** be selected before returning your waiver request).

- Principal balance reduction (see page 2 for description)
- Substantial home improvements made to the property increasing the value (see page 2 for description)

Description of improvements: _____

Date improvements were complete: _____ Cost of improvements: _____

- Appreciation of property value (see page 2 for description)

What do I need to do?

If your loan meets the requirements above, just follow the three steps below, and you'll be on your way!

- Step 1.** Read this form in its entirety.
- Step 2.** Complete and sign below.
- Step 3.** Send us your form through fax, email, or mail.

First name: _____ Last name: _____

Loan number: _____

Property street address: _____

City: _____ State: _____ ZIP code: _____

Daytime phone number: _____

Email address: _____

Signature: _____ Date: _____

Submit the fully completed and signed form to us by:

Fax: (888) 642-6050
Email: MtgInsRemovalReq@flagstar.com

Mail: Flagstar Bank
PMI Department
E-136-3
5151 Corporate Drive
Troy, MI 48098-2639

When will I know if PMI was removed?

The evaluation process may take up to 30 calendar days to complete. You will be notified of our decision by mail. Please continue to make your current mortgage payment, which includes Private Mortgage Insurance, until we notify you of our decision.

What should I do if I have any questions?

If you have any questions, please call our customer service department.



(800) 968-7700
Monday-Friday 7:30 a.m.-8 p.m. ET
Saturday 7:30 a.m.-4 p.m. ET



Q: What is PMI?

A: PMI is extra insurance that lenders require borrowers to pay if the borrower puts less than 20% of the home's value in a down payment. This protects lenders against loss in the unlikely event that a borrower defaults on their mortgage loan.

Q: How do I know if I have PMI?

A: You can find out if you have PMI by checking your closing documents or viewing your loan online at flagstar.com/MyLoans.

Q: How do I calculate LTV?

A: To find your loan to value (LTV) ratio, divide your current principal balance by the lesser of the original appraisal amount of your home or the purchase price. For New York properties, the current principal balance is divided by the original appraisal value; the purchase price is not used.

Q: When will PMI be automatically terminated?

A: PMI will automatically terminate on the date that the principal balance of your loan is scheduled to reach 78% of the original value of the property. If your loan payments are not current when your loan reaches the termination date, your PMI will automatically terminate on the first day of the first month after the date it becomes current. A notice will be sent to the mailing address that we have on record for you when PMI coverage is terminated, and no additional action will be required of you for termination.

Q: When can I request PMI be canceled?

A: You can request the cancellation of your PMI once the scheduled principal balance or actual principal balance of your loan reaches 80% of the original value of the property if all the requirements are met from page 1.

Q: Can I get a new property valuation to show that I have equity in my home?

A: Yes, however, you must first submit a completed and signed PMI Waiver Request Form and receive approval from us to obtain a property valuation. If you are eligible, we will provide instructions in writing on how to obtain a new property valuation.

Q: What happens once PMI is removed?

A: We'll notify you in writing that PMI coverage is being removed and the effective date of the cancellation along with your new monthly payment amount.

Q: What is considered a principal balance reduction in order to waive PMI?

A: A principal balance reduction is the application of a large sum of money toward= the principal balance of the mortgage.

Q: What is considered a substantial home improvement in order to waive PMI?

A: Improvements that increase value are typically renovations that substantially improve marketability and extend the useful life of the property (e.g. kitchen and bathroom renovations and/or the addition of square footage). Repairs that are made to keep the property maintained and fully functional are not considered improvements. The property improvements must conform to local zoning and building codes as applicable.

Q: What is considered appreciation of property value?

A: An increase in property value as a result of the local real estate market and any non-substantial improvements to the home.