

## How can I cancel my PMI before auto termination?

### Options for primary single residence and second homes.

This page does not apply to investment properties or 2 to 4 unit family homes.

<h4>1. Auto termination</h4>	<p>Occurs when your loan reaches the scheduled 78% date based upon the original amortization schedule.</p> <ul style="list-style-type: none"> <li>Your loan must be current the month your loan reaches 78% loan to original value date.</li> </ul>																							
<h4>2. Early termination based on original value</h4>	<p>When the loan-to-value (LTV) of your loan reaches 80% based on original value or when your loan reaches its scheduled 80% date based upon the original amortization schedule, you can request a cancellation.</p> <ul style="list-style-type: none"> <li>A Broker Price Opinion (BPO) or an appraisal is required to verify that your property value hasn't declined.</li> <li>Your account must not have any 30-day late payments in the last year and no 60-day late payments in the last 2 years.</li> </ul>																							
<h4>3. Early termination based on current value</h4> <p>Your options vary depending on the investor for your loan (FNMA, FHLMC, Chase or Private) and if you have made significant improvements to the property.</p> <p>A Broker Price Opinion (BPO) or an appraisal is required to verify that your property value hasn't declined.</p> <p>Your account must not have any 30-day late payments in the last year and no 60-day late payments in the last 2 years.</p>	<table border="1"> <thead> <tr> <th>Freddie Mac investor (FHLMC)</th> <th>Fannie Mae investor (FNMA)</th> <th>Chase-owned loans</th> <th>Private investor</th> </tr> </thead> <tbody> <tr> <td colspan="4" style="text-align: center;">If you have made significant improvements that have increased the value of your property:</td> </tr> <tr> <td>                     You have had your loan less than 2 years, and the loan to current value is at 80% or less  <b>OR</b>                      You have had your loan between 2 and 5 years, and the loan to current value is at 80% or less                 </td> <td>                     You have had your loan less than 2 years, and the loan to current value is at 80% or less                 </td> <td>                     You have had your loan less than 2 years, and the loan to current value is at 80% or less  <b>OR</b>                      You have had your loan between 2 and 5 years, and the loan to current value is at 80% or less                 </td> <td>                     You have had your loan less than 2 years, and the loan to current value is at 75% or less                 </td> </tr> <tr> <td colspan="4" style="text-align: center;">Requirements without significant improvements to increase the value of your home:</td> </tr> <tr> <td>                     You have had your loan between 2 and 5 years, and the loan to current value is at 75% or less  <b>OR</b>                      You have had your loan more than 5 years, and the loan to current value is at 80% or less                 </td> <td>                     You have had your loan between 2 and 5 years, and the loan to current value is at 75% or less  <b>OR</b>                      You have had your loan more than 5 years, and the loan to current value is at 80% or less                 </td> <td>                     You have had your loan between 2 and 5 years, and the loan to current value is at 75% or less  <b>OR</b>                      You have had your loan more than 5 years, and the loan to current value is at 80% or less                 </td> <td>                     You have had your loan between 2 and 5 years, and the loan to current value is at 75% or less  <b>OR</b>                      You have had your loan more than 5 years, and the loan to current value is at 80% or less                 </td> </tr> </tbody> </table>	Freddie Mac investor (FHLMC)	Fannie Mae investor (FNMA)	Chase-owned loans	Private investor	If you have made significant improvements that have increased the value of your property:				You have had your loan less than 2 years, and the loan to current value is at 80% or less <b>OR</b> You have had your loan between 2 and 5 years, and the loan to current value is at 80% or less	You have had your loan less than 2 years, and the loan to current value is at 80% or less	You have had your loan less than 2 years, and the loan to current value is at 80% or less <b>OR</b> You have had your loan between 2 and 5 years, and the loan to current value is at 80% or less	You have had your loan less than 2 years, and the loan to current value is at 75% or less	Requirements without significant improvements to increase the value of your home:				You have had your loan between 2 and 5 years, and the loan to current value is at 75% or less <b>OR</b> You have had your loan more than 5 years, and the loan to current value is at 80% or less	You have had your loan between 2 and 5 years, and the loan to current value is at 75% or less <b>OR</b> You have had your loan more than 5 years, and the loan to current value is at 80% or less	You have had your loan between 2 and 5 years, and the loan to current value is at 75% or less <b>OR</b> You have had your loan more than 5 years, and the loan to current value is at 80% or less	You have had your loan between 2 and 5 years, and the loan to current value is at 75% or less <b>OR</b> You have had your loan more than 5 years, and the loan to current value is at 80% or less			
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