

Questions you should ask before signing for mortgage insurance with your mortgage lender	Insurance from your mortgage lender	Individual mortgage insurance
<p><b>Can I choose my own beneficiary for the insurance proceeds?</b>            Because the mortgage lender is the policy owner, <b>they automatically become the beneficiary of all insurance proceeds.</b></p>	NO	YES
<p><b>Can I apply for more coverage for other needs?</b>            You can apply only for an <b>amount equal to the initial mortgage</b> through a mortgage lender.</p>	NO	YES
<p><b>Will my coverage remain level throughout the mortgage period?</b>            The amount of coverage available through a mortgage lender is limited to the outstanding mortgage balance. This coverage <b>amount decreases with each mortgage payment made</b>, but your cost will remain the same.</p>	NO	YES
<p><b>Are my premiums fully guaranteed in the contract?</b>  <b>Premiums</b> paid through a mortgage lender are on a group basis and therefore <b>can be increased on a group basis</b> if the experience of that group becomes unfavorable.</p>	NO	YES
<p><b>Could I pay less if I am in good health and don't smoke?</b>            Most mortgage insurance available through banks considers only the age of the borrower to determine your cost of insurance. There is <b>no preferred pricing for better health risks.</b></p>	NO	YES
<p><b>Does my coverage stay in force if I move or change mortgage lenders?</b>            Mortgage insurance at most banks is not portable. If you move or change mortgage lenders, <b>you must re-apply and qualify for new coverage with the cost of the new insurance based on your new age and with an eventually deteriorated health status.</b></p>	NO	YES
<p><b>Can my coverage extend past my mortgage period?</b>            Since mortgage lenders only offer coverage to protect the outstanding mortgage balance, <b>once your mortgage is paid off</b>, regardless of time, <b>your insurance coverage will cease.</b></p>	NO	YES
<p><b>Can I convert my coverage to a permanent plan, even if my health has changed?</b>            There are <b>no conversion privileges</b> with your bank's mortgage insurance.</p>	NO	YES
<p><b>Am I guaranteed to receive advice from a licensed insurance advisor?</b>  <b>Service representatives with mortgage lenders are not licensed insurance advisors</b>, and therefore cannot legally provide insurance advice even if they knew how to do it.</p>	NO	YES
<p><b>Is my insurance fully underwritten by an insurance company at the time I am signing the mortgage contract and starting paying premiums?</b>  <b>The insurance purchased from a mortgage lender is underwritten at the time of claim!</b> Put in simple words - you start paying insurance premiums, conveniently included in your mortgage payments, even though <b>you do not know for sure if you are insured or not until you actually submit a claim.</b></p>	NO	YES