Financial Results

Third Quarter 2015

Safe Harbor Statements

All statements in this report that address events, developments or results that we expect or anticipate may occur in the future are “forward-looking statements” within the meaning of Section 27A of the Securities Act of 1933, Section 21E of the Exchange Act and the U.S. Private Securities Litigation Reform Act of 1995. In most cases, forward-looking statements may be identified by words such as “anticipate,” “may,” “will,” “could,” “should,” “would,” “expect,” “intend,” “plan,” “goal,” “contemplate,” “believe,” “estimate,” “predict,” “project,” “potential,” “continue,” “seek,” “strategy,” “future,” “likely” or the negative or other variations on these words and other similar expressions. These statements, which may include, without limitation, projections regarding our future performance and financial condition, are made on the basis of management’s current views and assumptions with respect to future events. Any forward-looking statement is not a guarantee of future performance and actual results could differ materially from those contained in the forward-looking statement. These statements speak only as of the date they were made, and we undertake no obligation to update or revise any forward-looking statements, whether as a result of new information, future events or otherwise. We operate in a changing environment. New risks emerge from time to time and it is not possible for us to predict all risks that may affect us. The forward-looking statements, as well as our prospects as a whole, are subject to risks and uncertainties that could cause actual results to differ materially from those set forth in the forward-looking statements including:

- changes in general economic and political conditions, including unemployment rates, changes in the U.S. housing and mortgage credit markets, declines in home prices and property values, the performance of the U.S. or global economies, the amount of liquidity in the capital or credit markets, changes or volatility in interest rates or consumer confidence and changes in credit spreads, all of which may be impacted by, among other things, legislative activity or inactivity, actual or threatened downgrades of U.S. government credit ratings, or actual or threatened defaults on U.S. government obligations;
- changes in the way customers, investors, regulators or legislators perceive the strength of private mortgage insurers;
- catastrophic events, increased unemployment, home price depreciation or other negative economic changes in geographic regions where our mortgage insurance exposure is more concentrated;
- Radian Guaranty Inc.’s ability to remain eligible under applicable requirements imposed by the Federal Housing Finance Agency (“FHFA”) and by Fannie Mae and Freddie Mac (collectively, the “GSEs”) to insure loans purchased by the GSEs;
- our ability to maintain sufficient holding company liquidity to meet our short- and long-term liquidity needs. We expect to distribute to Radian Guaranty Inc. a significant amount of our holding company liquidity to support Radian Guaranty Inc.’s compliance with the final financial requirements (“PMIERs Financial Requirements”) of the Private Mortgage Insurer Eligibility Requirements that were issued by the FHFA in final form on April 17, 2015 (“PMIERs”),which become effective for existing mortgage insurers on December 31, 2015. Our projections regarding the amount of holding company liquidity that we may distribute to Radian Guaranty Inc. to comply with the PMIERs Financial Requirements are based on our estimates of Radian Guaranty Inc.’s “Minimum Required Assets”(a risk-based minimum required asset amount, as defined in the PMIERs, calculated based on net risk in force, which approximates the maximum loss exposure at any point in time and a variety of measures designed to evaluate credit quality) and “Available Assets” (as defined in the PMIERs, these assets primarily include the liquid assets of a mortgage insurer and its affiliated reinsurers, and exclude premiums received but not yet earned), which may not prove to be accurate, and which could be impacted by: (1) our ability to receive, as expected, GSE approval for the amendments to our existing reinsurance arrangements and to receive the full PMIERs benefit for these arrangements; (2) whether we elect to convert certain holding company assets into PMIERs-compliant Available Assets; (3) factors affecting the performance of our mortgage insurance business, including our level of defaults, prepayments, the losses we incur on new or existing defaults and the credit characteristics of our mortgage insurance; and (4) how much capital we expect to maintain at our mortgage insurance subsidiaries in excess of the amount required to satisfy the PMIERs Financial Requirements. Contributions of holding company cash and investments from Radian Group will leave less liquidity to satisfy Radian Group’s future obligations. Depending on the amount of holding company contributions that we make, we may be required or may decide to seek additional capital by incurring additional debt, by issuing additional equity, or by selling assets, which we may not be able to do on favorable terms, if at all;
- our ability to maintain an adequate level of capital in our insurance subsidiaries to satisfy existing and future state regulatory requirements, including new capital adequacy standards that currently are being developed by the National Association of Insurance Commissioners (“NAIC”) and that could be adopted by states in which we write business;

Safe Harbor Statements (Continued)

- changes in the charters or business practices of, or rules or regulations imposed by or applicable to the GSEs, including: (1) the implementation of the final PMIERs (including as updated on June 30, 2015 to increase the amount of Available Assets that must be held against risk in force associated with lender paid mortgage insurance originated on or after January 1, 2016), which (a) will increase the amount of capital that Radian Guaranty Inc. is required to hold, and therefore, reduce our current returns on subsidiary capital, (b) potentially impact the type of business that Radian Guaranty Inc. is willing to write, which could reduce our new insurance written ("NIW") and market share, (c) impose extensive and more stringent operational requirements in areas such as claim processing, loss mitigation, document retention, underwriting, quality control, reporting and monitoring, among others, that may result in additional costs to achieve and maintain compliance, and (d) require the consent of the GSEs for Radian Guaranty Inc. to take certain actions such as paying dividends, entering into various inter-company agreements, and commuting or reinsuring risk, among others; (2) changes that could limit the type of business that Radian Guaranty Inc. is willing to write, which could reduce our NIW and market share; (3) changes that could increase the cost of private mortgage insurance, including as compared to the Federal Housing Administration's ("FHA") pricing, or result in the emergence of other forms of credit enhancement; and (4) changes that could require us to alter our business practices and which may result in substantial additional costs;
- our ability to continue to effectively mitigate our mortgage insurance losses, including a decrease in net "Rescissions" (our legal right, under certain conditions, to unilaterally rescind coverage on our mortgage insurance policies if we determine that a loan did not qualify for insurance), "Claim Denials" (our legal right, under certain conditions, to deny a claim) or "Claim Curtailments" (our legal right, under certain conditions, to reduce the amount of a claim, including due to servicer negligence) resulting from an increase in the number of successful challenges to previous Rescissions, Claim Denials or Claim Curtailments (including as part of one or more settlements of disputed Rescissions or Claim Denials), or as a result of the GSEs intervening in or otherwise limiting our loss mitigation practices, including settlements of disputes regarding "Loss Mitigation Activities" (activities such as Rescissions, Claim Denials, Claim Curtailments and cancellations);
- the negative impact that our Loss Mitigation Activities may have on our relationships with our customers and potential customers, including the potential loss of current or future business and the heightened risk of disputes and litigation;
- any disruption in the servicing of mortgages covered by our insurance policies, as well as poor servicer performance;
- a substantial decrease in the persistency rates of our mortgage insurance policies, which has the effect of reducing our premium income on our mortgage insurance products paid on a monthly installment basis and could decrease the profitability of our mortgage insurance business;
- heightened competition for our mortgage insurance business from others such as the FHA, the U.S. Department of Veterans Affairs and other private mortgage insurers (including with respect to other private mortgage insurers, those that have been assigned higher ratings than we have, that may have access to greater amounts of capital than we do, or that are new entrants to the industry, and therefore, are not burdened by legacy obligations and may be more willing to aggressively price their mortgage insurance offerings to gain market share from more established mortgage insurers) and the impact such heightened competition may have on our returns and our NIW;
- the increased demand from lenders for customized (reduced) rates on mortgage insurance products, which could further reduce our overall average premium rates and returns and, to the extent we decide to limit certain types of business, could adversely impact our NIW and market share;
- changes to the current system of housing finance, including the possibility of a new system in which private mortgage insurers are not required or their products are significantly limited in effect or scope;
- the effect of the Dodd-Frank Wall Street Reform and Consumer Protection Act on the financial services industry in general, and on our businesses in particular;
- the adoption of new laws and regulations, or changes in existing laws and regulations, or the way they are interpreted, including, without limitation: (1) the resolution of existing, or the possibility of additional, lawsuits, inquiries or investigations (including an inquiry from the Wisconsin Office of the Commissioner of Insurance to all private mortgage insurers pertaining to customized insurance rates and terms offered to mortgage insurance customers); (2) changes to the Mortgage Guaranty Insurers Model Act ("Model Act") being considered by the NAIC that could include more stringent capital and other requirements for Radian Guaranty Inc. in states that adopt the new Model Act in the future; and (3) legislative and regulatory changes (a) impacting the demand for our products, (b) limiting or restricting the products we may offer or increasing the amount of capital we are required to hold, (c) affecting the form in which we execute credit protection, or (d) otherwise impacting our existing businesses or future prospects;

Safe Harbor Statements (Continued)

- the amount and timing of potential payments or adjustments associated with federal or other tax examinations, including deficiencies assessed by the Internal Revenue Service (“IRS”) resulting from the examination of our 2000 through 2007 tax years, which we are currently contesting;
- the possibility that we may fail to estimate accurately the likelihood, magnitude and timing of losses in connection with establishing loss reserves for our mortgage insurance business;
- volatility in our results of operations caused by changes in the fair value of our assets and liabilities, including a significant portion of our investment portfolio;
- changes in “GAAP” (accounting principles generally accepted in the U.S.) or “SAP” (statutory accounting practices including those required or permitted, if applicable, by the insurance departments of the respective states of domicile of our insurance subsidiaries) rules and guidance, or their interpretation;
- legal and other limitations on amounts we may receive from our subsidiaries as dividends or through our tax- and expense-sharing arrangements with our subsidiaries; and
- the possibility that we may need to impair the estimated fair value of goodwill established in connection with our acquisition of Clayton Holdings LLC, the valuation of which requires the use of significant estimates and assumptions with respect to the estimated future economic benefits arising from certain assets acquired in the transaction such as the value of expected future cash flows of Clayton, Clayton’s workforce, expected synergies with our other affiliates and other unidentifiable intangible assets.

For more information regarding these risks and uncertainties as well as certain additional risks that we face, you should refer to the Risk Factors detailed in Item 1A of Part I of our Annual Report on Form 10-K for the year ended December 31, 2014, and subsequent reports and registration statements filed from time to time with the U.S. Securities and Exchange Commission. We caution you not to place undue reliance on these forward-looking statements, which are current only as of the date on which we issued this report. We do not intend to, and we disclaim any duty or obligation to, update or revise any forward-looking statements to reflect new information or future events or for any other reason.

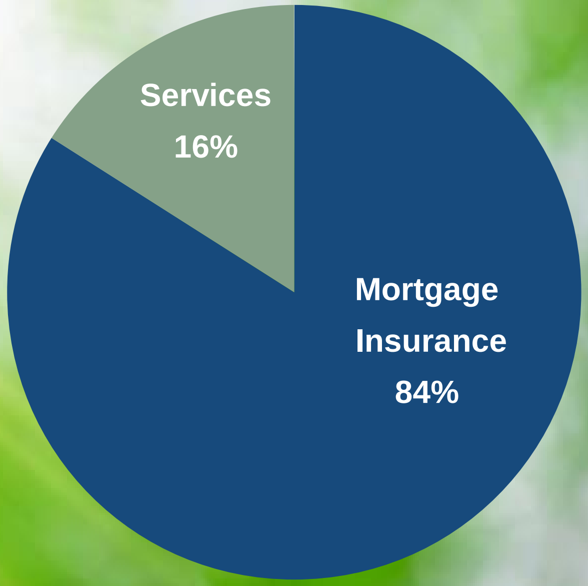
Who Is Radian?

Radian Group Inc., headquartered in Philadelphia, provides private mortgage insurance, risk management products and real estate services to financial institutions through two business segments:

- **Mortgage Insurance**, through its principal mortgage insurance subsidiary Radian Guaranty Inc., protecting lenders from default-related losses, facilitating the sale of low-downpayment mortgages in the secondary market and enabling homebuyers to purchase homes more quickly with downpayments less than 20%.

- **Mortgage and Real Estate Services**, through its principal services subsidiary Clayton, as well as Green River Capital, Red Bell Real Estate and, beginning in the fourth quarter, ValuAmerica. Solutions include information and services that financial institutions, investors and government entities use to evaluate, acquire, securitize, service and monitor loans and asset-backed securities.

Revenue By Business Segment (3Q 2015)



Total Segment Revenue[1]: $271 million

(1) Includes net premiums earned and services revenue, and excludes net investment income, net gain on investments and other financial instruments and other income.

Q3 Highlights

Net income from continuing operations of $70 million or $0.29 net income per diluted share

Includes $3.9 million of net gains on investments and other financial instruments

Book value per share of $11.77

Adjusted pretax operating income of $116 million(1)

Consists of $115.9 million of income from the Mortgage Insurance segment and a $0.3 million loss from the Services segment

Approximately $710 million of currently available holding company liquidity

$320 million of currently available holding company liquidity expected to be required to comply with the financial requirements of PMIERs

Strong share of high-quality new mortgage insurance business

NIW of approximately $11.2 billion in both Q3 2015 and Q3 2014. Added 32 new MI customers in the quarter.

100% Prime; 61% with FICO of 740 or above

Services segment total revenue of $43 million

Gross profit of $17.2 million

Adjusted pretax operating income before corporate allocations of $5.7 million

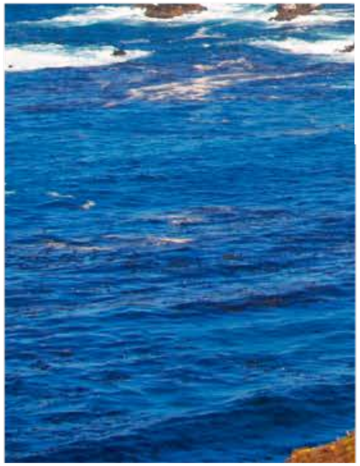
(1) Adjusted results, as used in this presentation, are non-GAAP financial measures. For a reconciliation of the adjusted results to the comparable GAAP measures, see Radian's website. For a definition of adjusted pretax operating income (loss), see Exhibit F to Radian's third quarter 2015 earnings press release dated October 27, 2015.

Q3 Highlights

Improved composition of MI portfolio

New business written after 2008 represents 83% of primary risk in force

New business written after 2008, excluding HARP volume, represents 74% of primary risk in force



Mortgage insurance in force of $175 billion

Compared to $171.8 billion as of December 31, 2014, and $169.2 billion as of September 30, 2014

Persistency, the percentage of mortgage insurance in force that remains on books after a 12-month period, was 79.2%. Annualized persistency for Q3 2015 was 80.5%

Continued decline in number of mortgage insurance defaults

Total number of primary delinquent loans decreased by 23% from Q3 2014

Primary mortgage insurance delinquency rate decreased to 4.1% from 5.4% in Q3 2014

Mortgage insurance loss provision of $64 million

Loss reserves of approximately $1.1 billion – down from $1.6 billion in Q3 2014

Primary reserves (excluding IBNR and other reserves) were $26,237 per primary default vs. $27,477 in Q3 2014

Loss ratio of 28.2% was up compared to 22.5% in Q3 2014

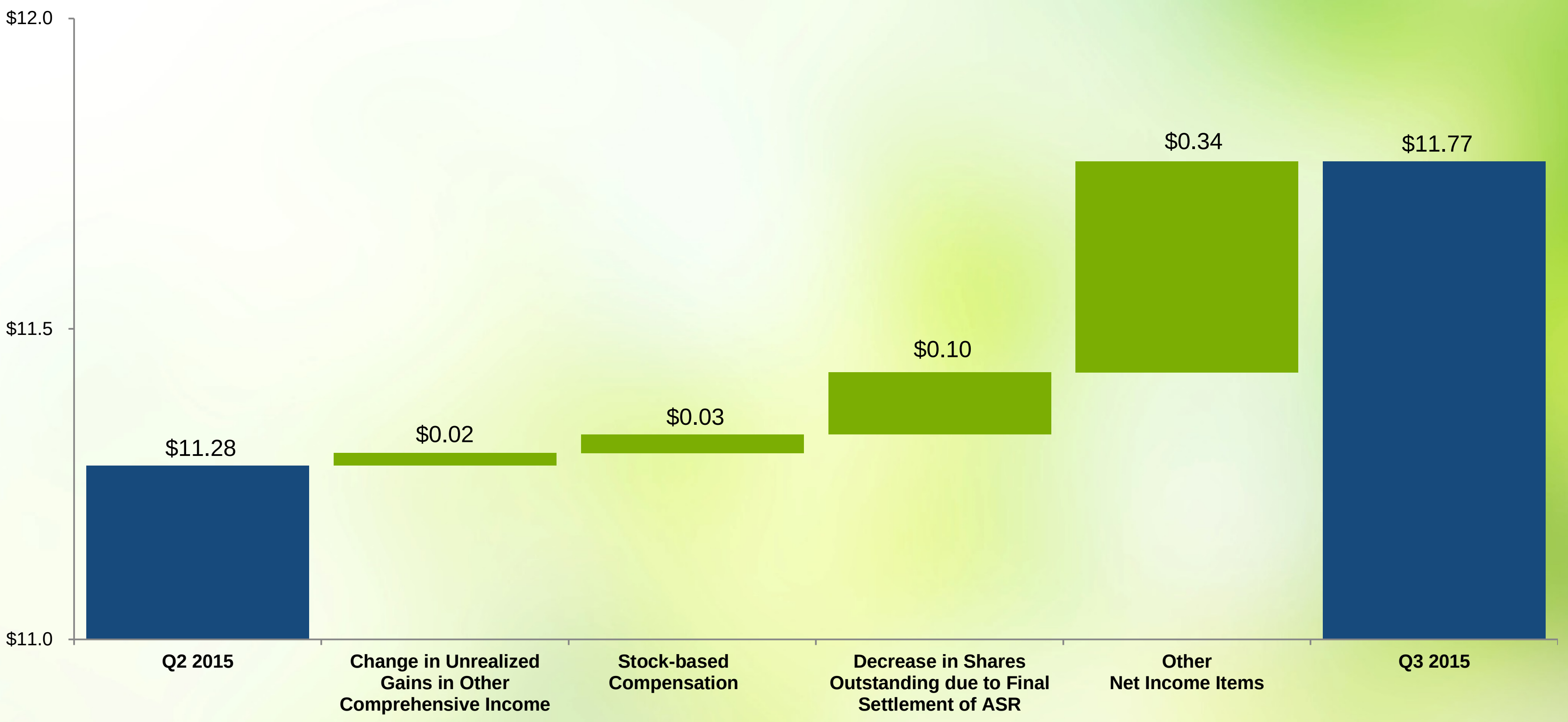
Total mortgage insurance net claims paid of $169 million, including claims paid related to the BofA Settlement Agreement

Expect net claims paid for full-year 2015 of approximately $700 million, which includes claims paid related to the BofA Settlement Agreement

Q2 2015 to Q3 2015 GAAP Earnings Per Share

(1) Primarily reflects impact of significant items from prior quarter that did not recur in current quarter.

Q2 2015 to Q3 2015 GAAP Book Value Per Share



Financial Highlights

Radian Group Inc. Consolidated
($ in millions, except per share amounts)

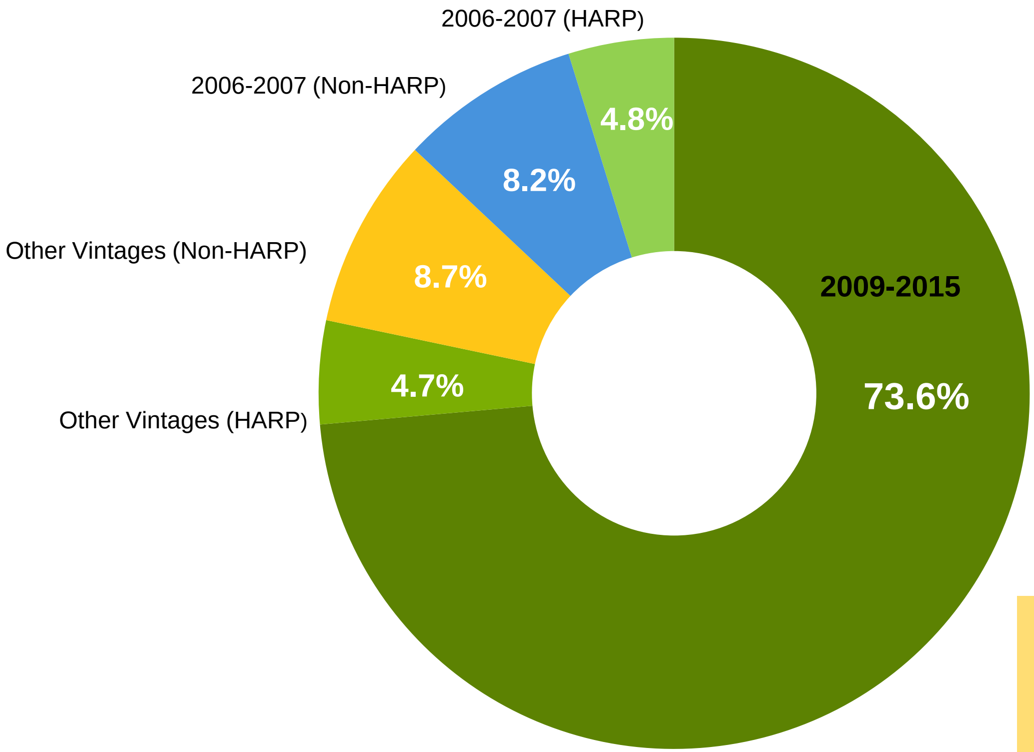
	September 30, 2015	December 31, 2014	September 30, 2014
Total assets	$ 5,760.9	$ 6,842.3	$ 5,940.9
Loss reserves	$ 1,098.6	$ 1,560.0	$ 1,591.2
Unearned premiums	$ 676.9	$ 644.5	$ 625.3
Long-term debt	$ 1,230.2	$ 1,192.3	$ 1,182.2
Stockholders' equity	$ 2,435.6	$ 2,097.1	$ 1,734.4
Book value per share	$ 11.77	$ 10.98	$ 9.08
Available holding company liquidity	$ 744.7	$ 669.5	$ 762.1
Statutory capital (Radian Guaranty)	$ 2,019.4	$ 1,714.6	$ 1,617.5
Risk-to-capital ratio (Radian Guaranty)	16.5:1*	17.9:1	18.4:1
Risk-to-capital ratio (Mortgage Insurance combined)	17.9:1*	20.3:1	21.2:1

*Preliminary

MORTGAGE INSURANCE

Improved Composition of MI Portfolio[1]

NIW since 2009 and HARP volume combined **now represents 83%** of Radian's mortgage insurance primary risk in force as of Q3 2015

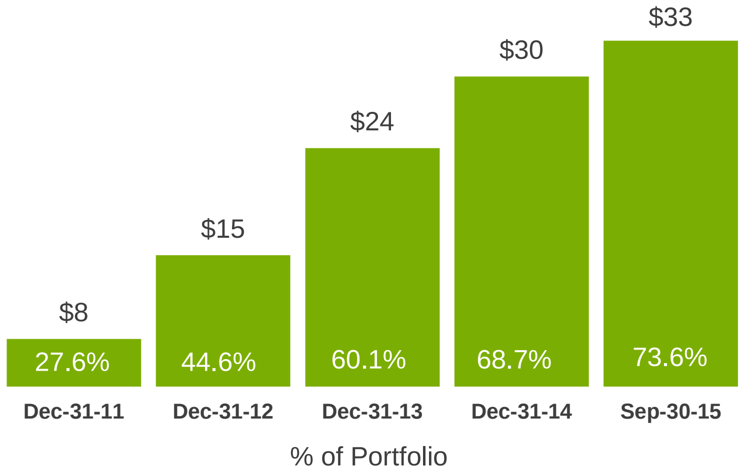


Approximately 65% of Radian's performing mortgage insurance risk in force from the 2005 - 2008 vintage years has never been in default.

(1) Includes amounts subject to the Freddie Mac Agreement.

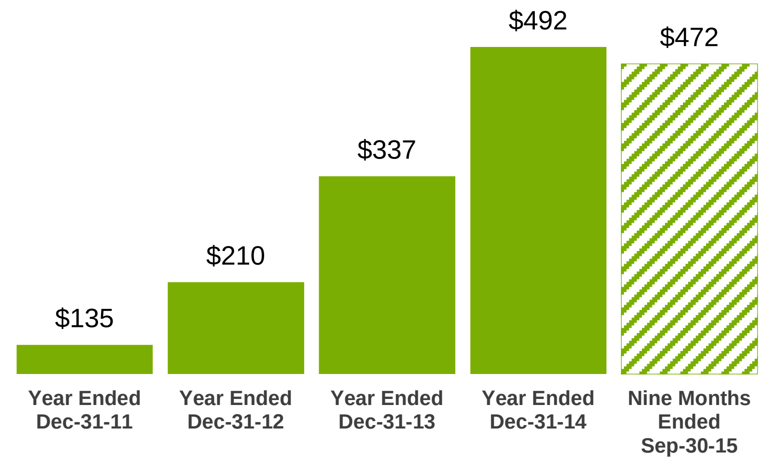
Profitability of Newer Vintages Improving Performance of MI Portfolio

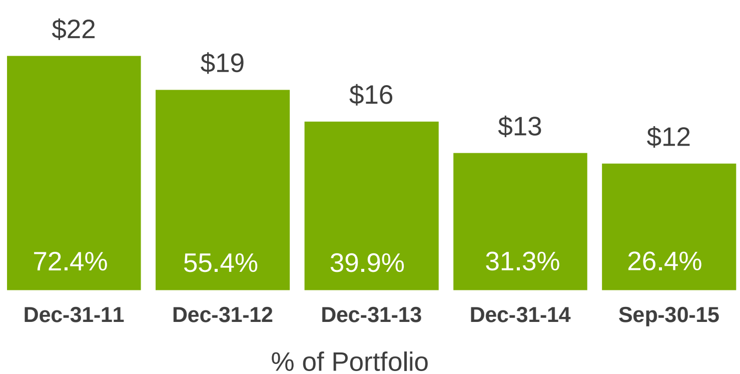
Gross Primary Risk in Force
($ in billions)



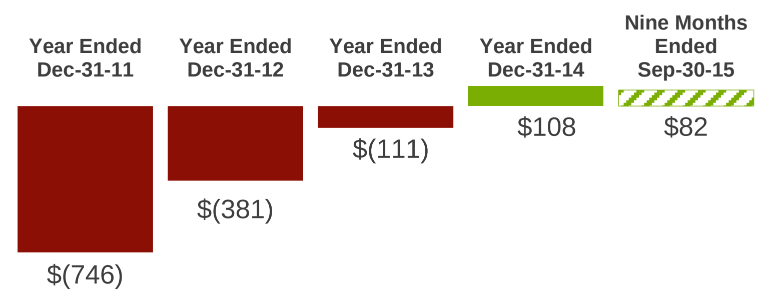
Earned Premiums Less Incurred Losses
($ in millions)(1)

2009 and Later Vintages





2008 and Prior Vintages



(1) Represents premiums earned and incurred losses on first-lien portfolio including the impact of ceded premiums and losses related to the 2012 Quota Share Reinsurance transactions, but excluding any reduction for ceded premiums and losses recoverable through our other reinsurance transactions.

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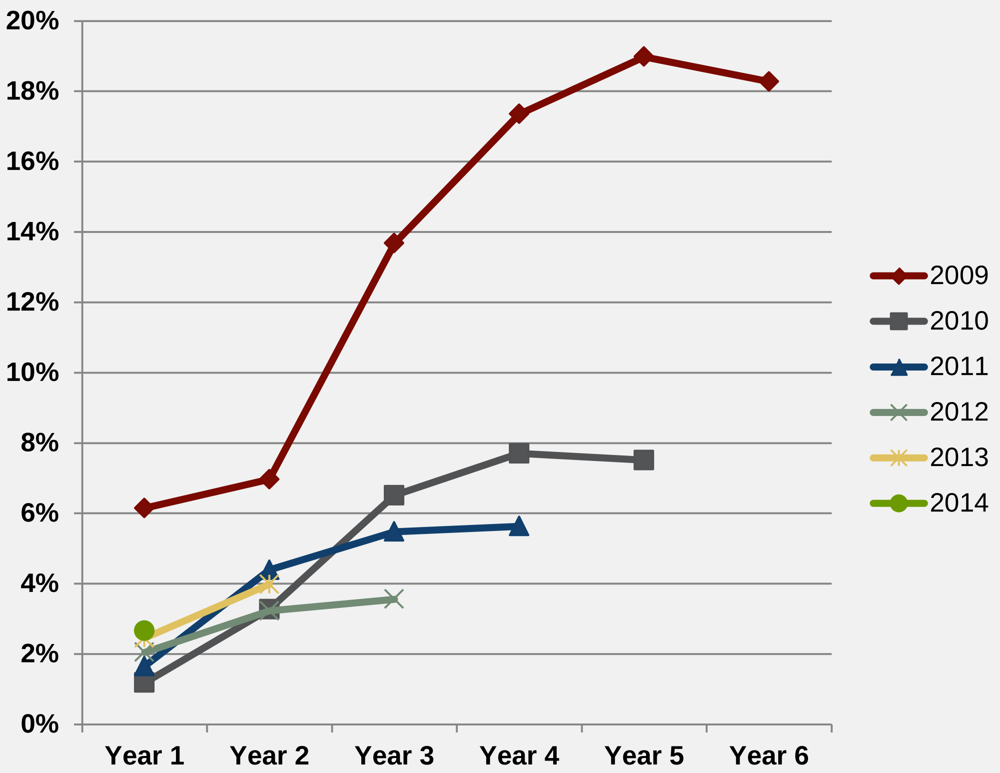
First-Lien Mortgage Insurance: 2015 Performance by Vintage

($ in millions)

	Nine Months Ended September 30, 2015			Three Months Ended September 30, 2015
Vintage	Premiums Earned(1)	Incurred Losses(1)	Net	Net
2005 and Prior	$ 59.5	$ 5.9	$ 53.6	$ 3.5
2006	40.4	32.6	7.8	0.7
2007	72.5	72.7	(0.2)	0.8
2008	41.9	21.0	20.9	9.4
2009	17.9	1.3	16.6	4.6
2010	16.1	0.4	15.7	4.2
2011	28.5	(0.2)	28.7	7.6
2012	89.8	(0.6)	90.4	26.1
2013	154.6	3.5	151.1	45.5
2014	134.6	5.3	129.3	39.7
2015	40.6	0.6	40.0	25.8

(1) Represents premiums earned and incurred losses on first-lien portfolio including the impact of ceded premiums and losses related to the 2012 Quota Share Reinsurance transactions, but excluding any reduction for ceded premiums and losses recoverable through our other reinsurance transactions.

Primary Mortgage Insurance: Cumulative Incurred Loss Ratio by Development Year

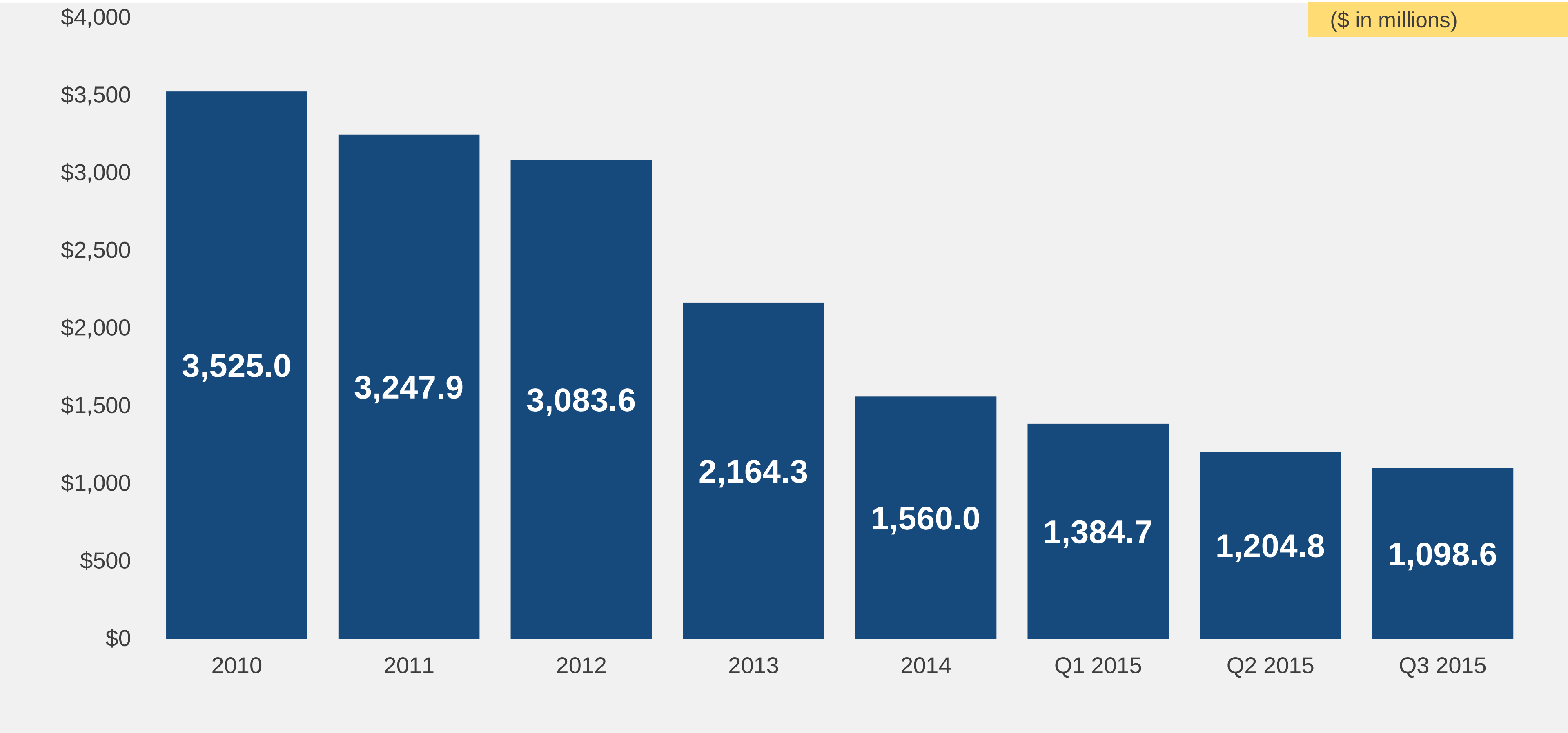


Incurred Loss Ratio							
Vintage	**Dec-09**	**Dec-10**	**Dec-11**	**Dec-12**	**Dec-13**	**Dec-14**	**Sep-15**
2009	6.1%	7.0%	13.7%	17.4%	19.0%	18.3%	17.4%
2010		1.2%	3.3%	6.5%	7.7%	7.5%	7.1%
2011			1.7%	4.4%	5.5%	5.6%	4.9%
2012				2.0%	3.2%	3.6%	2.6%
2013					2.5%	4.0%	3.4%
2014						2.7%	3.5%

Private Mortgage Insurer Eligibility Requirements (PMIERs)

Radian Guaranty **expects to be able to immediately comply** with the financial requirements of the Private Mortgage Insurer Eligibility Requirements (PMIERs) developed by Fannie Mae and Freddie Mac, that come into effect on December 31, 2015, by utilizing approximately **$320 million** of existing holding company liquidity.

Total Mortgage Insurance Loss Reserves



Components of Provision for Losses

($ in millions)

	Three Months Ended				
	September 30, 2015	June 30, 2015	March 31, 2015	December 31, 2014	September 30, 2014
New defaults	$60.3	$59.8	$ 64.9	$ 77.5	$ 72.4
Existing defaults, Second-lien, LAE and Other (1)	3.8	(28.2)	(19.0)	6.1	(23.5)
Provision for Losses	**$64.1**	**$31.6**	**$45.9**	**$83.6**	**$48.9**

(1) Represents the provision for losses attributable to loans that were in default as of the beginning of each period indicated, including: (a) the change in reserves for loans that were in default status (including pending claims) as of both the beginning and end of each period indicated; (b) the net impact to provision for losses from loans that were in default as of the beginning of each period indicated but were either cured, prepaid, or resulted in a paid claim or a rescission or denial during the period indicated; (c) the impact to our IBNR reserve during the period related to changes in actual and estimated reinstatements of previously rescinded policies and denied claims, including potential reinstatements we are in the process of discussing with servicers, including those subject to the BofA Settlement Agreement; (d) Second-lien loss reserves and premium deficiency reserves; and (e) LAE and other loss reserves.

Primary Loans in Default

September 30, 2015

($ in thousands)

	Total		Foreclosure Stage Defaulted Loans	Cure % During the 3rd Quarter	Reserve for Losses	% of Reserve
Missed payments	#	%	#	%	$	%
3 payments or fewer	9,933	27.7%	187	31.9%	$109,354	12.1%
4-11 payments	8,099	22.6	501	17.6	139,142	15.4
12 payments or more (2)	14,799	41.2	3,313	5.6	496,994	55.1
Pending claims (2)	3,044	8.5	N/A	1.0	157,366	17.4
	35,875 (1)	**100.0%**	**4,001**		**$902,856**	**100.0%**
IBNR and other					107,179	
LAE					41,464	
Total primary reserves					**$1,051,499**	

Key Reserve Assumptions	Gross Default to Claim Rate %	Net Default to Claim Rate %	Severity %
	52%	**49%**	**102%**

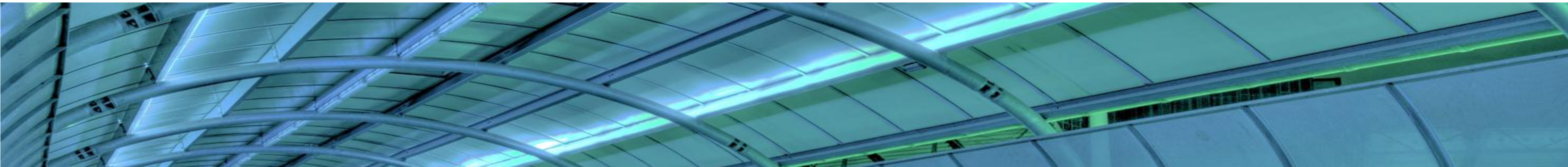
(1) Primary risk in force on defaulted loans at September 30, 2015 was $1.7 billion, which excludes risk related to loans subject to the Freddie Mac Agreement. Excludes 2,993 loans subject to the Freddie Mac Agreement that are in default at September 30, 2015, as we no longer have claims exposure on these loans.

(2) 50% of defaults that have missed twelve payments or more (including the portion in pending claims) are greater than three years old.

Direct Primary Risk in Force and Reserves by Vintage

	September 30, 2015		December 31, 2014		September 30, 2014	
	Risk in Force	Reserve for Losses	Risk in Force	Reserve for Losses	Risk in Force	Reserve for Losses
2005 and prior	6.8%	35.7%	8.2%	34.0%	8.8%	34.1%
2006	3.9	17.0	4.6	18.0	4.9	18.2
2007	9.1	32.0	10.6	33.1	11.1	33.3
2008	6.6	10.4	7.9	11.4	8.3	11.4
2009	1.8	1.0	2.5	1.0	2.8	1.1
2010	1.5	0.4	2.1	0.3	2.3	0.3
2011	3.2	0.5	4.2	0.5	4.5	0.4
2012	12.0	0.9	15.1	0.8	16.2	0.7
2013	19.2	1.3	23.8	0.8	25.1	0.5
2014	18.0	0.7	21.0	0.1	16.0	-
2015	17.9	0.1	-	-	-	-
Total	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**

Primary Insurance in Force: Default Rollforward



	Q3 15	Q2 15	Q1 15	Q4 14	Q3 14
Beginning Default Inventory	**37,676**	**40,440**	**45,319**	**46,843**	**48,904**
New Defaults (1)	10,698	10,006	10,253	12,070	12,339
Cures (1)	(9,676)	(9,591)	(11,589)	(10,739)	(10,777)
Claims Paid (2) (3)	(2,983) (4)	(3,891) (4)	(3,932) (4)	(2,235)	(3,067)
Rescissions (5)	(18)	(35)	(39)	(37)	(70)
Denials (6)	(55)	25	42	(146)	(188)
Net Reinstatements (Rescissions/Denials) relating to BofA Settlement Agreement (7)	233	722	386	(437)	(298)
Ending Default Inventory	**35,875**	**37,676**	**40,440**	**45,319**	**46,843**

(1) Amounts reflected above are compiled on a monthly basis consistent with reports received from loan servicers. The number of New Defaults and Cures presented includes the following number of monthly defaults that both defaulted and cured within the period indicated:

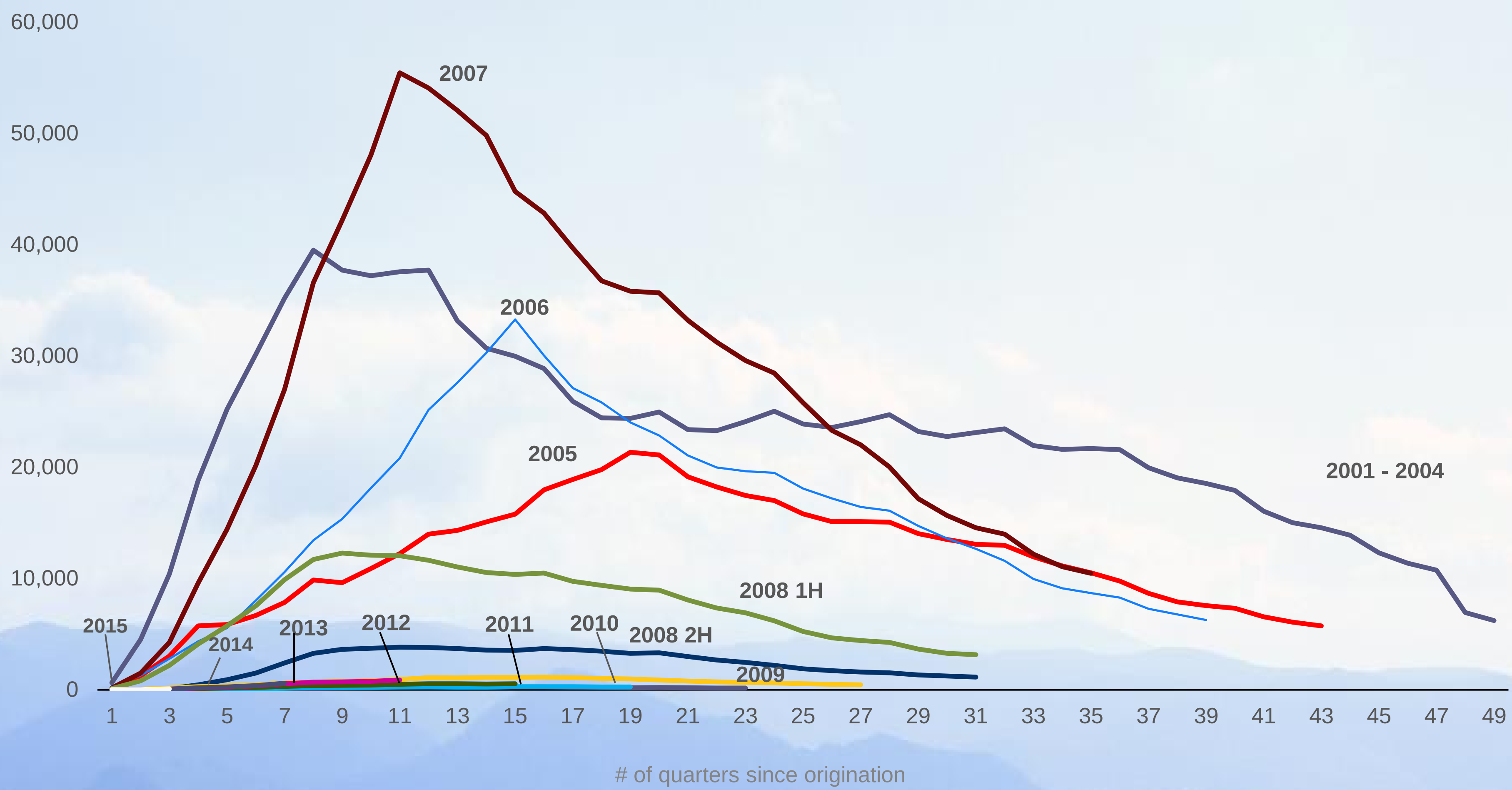
4,181	3,877	4,761	4,834	4,663

(2) Includes those charged to a deductible or captive.
(3) Excludes 237 claims processed in accordance with the terms of the Freddie Mac Agreement in Q3 2015.
(4) 876, 1,315 and 1,475 claims payments in Q3, Q2 and Q1 2015, respectively, are associated with the implementation of the BofA Settlement Agreement.
(5) Net of any previously rescinded policies that were reinstated during the period. Such reinstated rescissions may ultimately result in a paid claim. In Q3 2015, there were 23 rescissions and 5 reinstatements of previously rescinded policies.
(6) Net of any previously denied claims that were reinstated during the period. Such previously denied but reinstated claims are generally reviewed for possible rescission prior to any claim payment. In Q3 2015, there were 300 denials and 245 reinstatements of previously denied claims.
(7) Includes rescissions, denials and reinstatements on the population of loans subject to the BofA Settlement Agreement.

Primary Mortgage Insurance Default Rates

(1) Insured loans subject to the Freddie Mac Agreement are included in the denominator (7,656 insured loans at September 30, 2015) and loans in default subject to the Freddie Mac Agreement are excluded from the numerator (2,993 loans in default at September 30, 2015).

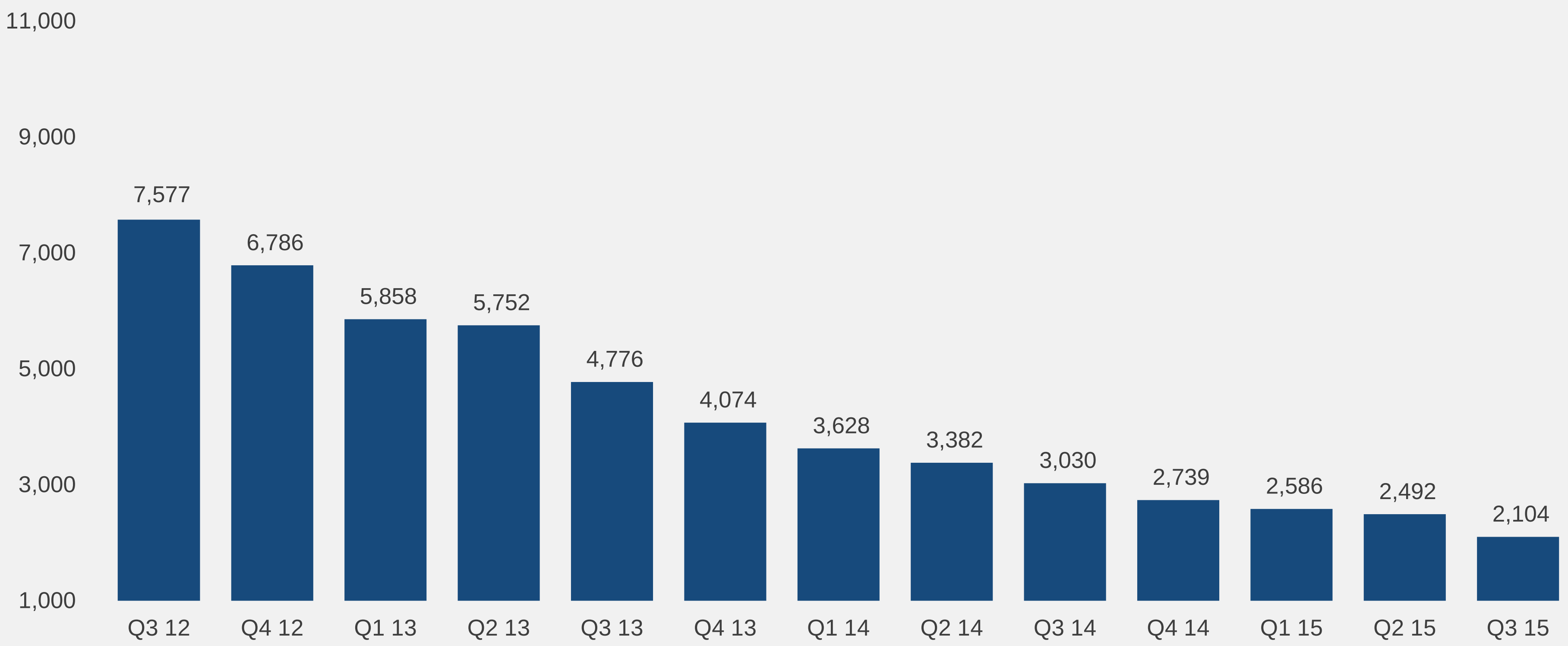
Primary Default Count by Vintages 2001 - 2015



- Second half of 2008 was a turning point in the company's book, with improved credit performance in that period and thereafter as a result of tightened credit guidelines.
- As of September 30, 2015, excludes 2,993 loans in default subject to the Freddie Mac Agreement.

Primary New Claims Submitted by Quarter

Number of Claims Submitted by Quarter(1)



(1) Excludes claims submitted on Freddie Mac Agreement loans beginning August 2013.

MORTGAGE AND REAL ESTATE SERVICES

RADIAN

What is Mortgage and Real Estate Services?

Clayton provides risk-based analytics, residential loan due diligence, consulting, surveillance and staffing solutions.
The company also provides:

Customized REO asset management and single-family rental services through its **Green River Capital** subsidiary

Advanced AVMs, BPOs and technology solutions to monitor loan portfolio performance, acquire and track NPLs, and value and sell residential real estate through its **Red Bell Real Estate** subsidiary

Valuation, Title, Closing and Settlement services as well technology solutions for vendor management through its **ValuAmerica** subsidiary, beginning in the fourth quarter

Global reach through its **Clayton EuroRisk** subsidiary

Mortgage and Real Estate Services Revenue Drivers

	% of Revenue (1)	Market Segments/Clients	Current Revenue Drivers	Potential Future Revenue Drivers
Loan Review and Due Diligence	32 - 39%	• Mortgage Origination (Banks, REITs, Mortgage Originators) • Performing & Non-Performing Loan Trades (Banks, Investment Banks, Private Equity Firms, REITs) • Non-Agency RMBS Securitization (Banks, Investment Banks, REITs) • GSE Risk Sharing Transactions (GSEs, Banks, Investment Banks) • MSR Transactions (Banks, REITs, Mortgage Servicers)	Balanced Mix of Non-Agency RMBS Securitization, Whole Loan Trades (Performing & Non-Performing) and Origination Services	Non-Agency RMBS Securitization Due Diligence GSE Risk Sharing Transactions Leverage Radian's Large Client Base to Grow Origination Services
Surveillance	15 - 20%	• Non-Performing Loan Servicing/Servicing Compliance Oversight (Banks, Mortgage Servicers) • Non-Agency RMBS Securitization/Surveillance (Banks, Investment Banks, REITs, Asset Managers) • ABS Securitization/ARR Services (Auto, Credit Card & Student Loan Issuers)	Oversight of Non-Performing Loan Servicing/Compliance for Large Banks and Servicers Surveillance on Pre-2008 Non-Agency RMBS for Issuers	Surveillance on New Non-Agency RMBS Issuance for Issuers and for Investors ARR Services and Surveillance for Other ABS Asset Classes Oversight of Non-Performing Loan Servicing/Compliance for Large Banks and Servicers

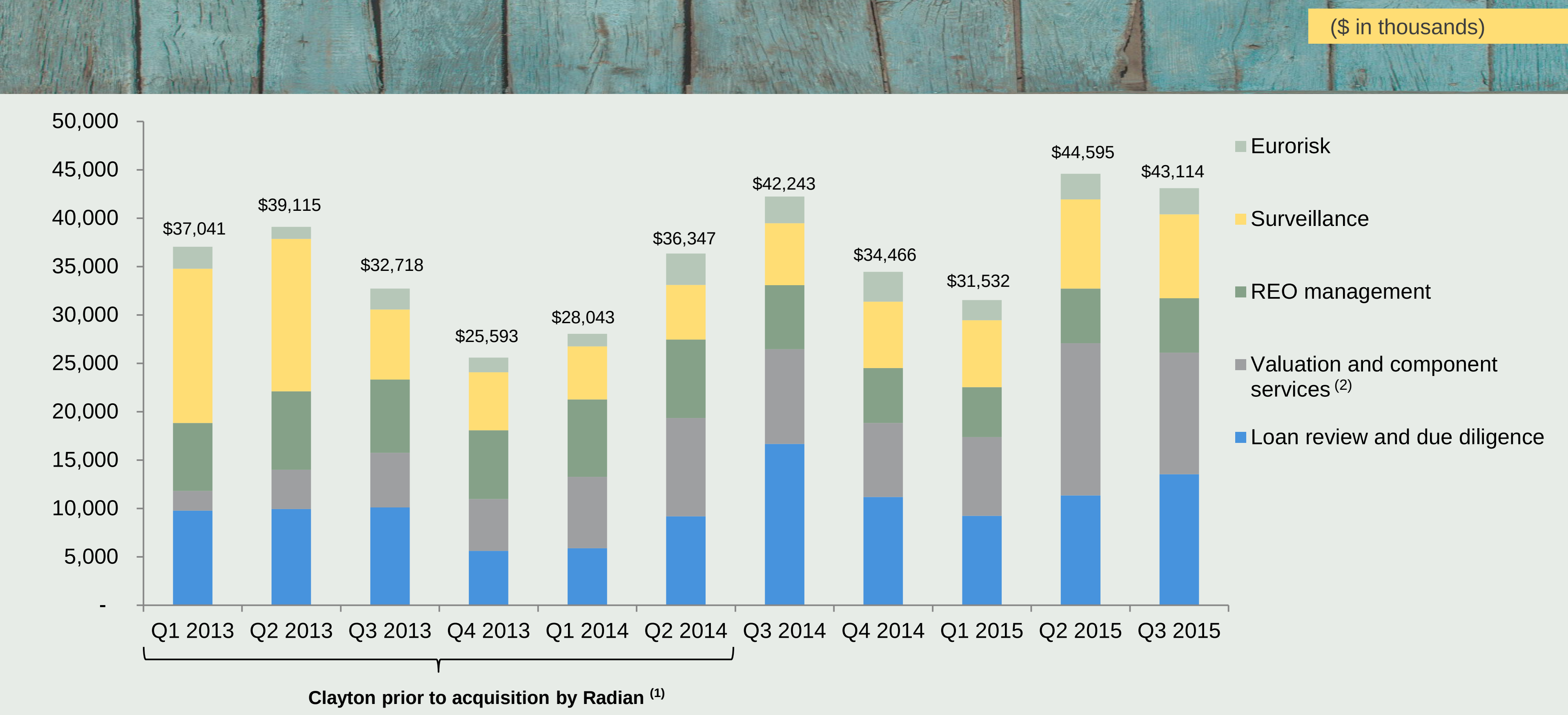
(1) Percentage of revenue by business unit in 2014 and 2015

Mortgage and Real Estate Services Revenue Drivers

	% of Revenue (1)	Market Segments/Clients	Current Revenue Drivers	Potential Future Revenue Drivers
Valuation and Component Services	23 - 29%	• Single Family Rental (SFR) Securitization (Banks, Investment Banks) • SFR Debt Facilities (Banks, Private Equity Firms, REITs) • Non-Performing Loan Trades (Banks, Private Equity Firms, REITs) • Non-Performing Loan Servicing (Banks, Mortgage Servicers) • SFR Acquisitions (Private Equity Firms, REITs) • Mortgage Origination (Banks, REITs, Mortgage Originators	SFR Securitizations by and Debt Facilities for Large Institutional SFR Investors SFR Acquisitions (Private Equity Firms, REITs) Non-Performing Loan Servicing (Banks, Mortgage Servicers)	SFR Securitizations by and Debt Facilities for Small and Large SFR Investors Valuation Support for Mortgage Origination, Servicing and RMBS Securitization w/ Red Bell Technology
Real Estate Owned (REO)	13 - 16%	• REO Asset Management (Banks, GSEs, Mortgage Servicers, Private Equity Firms) • SFR Rental Property Management (Private Equity Firms, REITs)	REO Asset Management Services - Remaining Backlog of Distressed Loans	REO Asset Management Services - Remaining Backlog of Distressed Loans REO Asset Management Technology - Red Bell's Pyramid System
EuroRisk	6 - 7%	• Performing & Non-Performing Loan Trades (Banks, Investment Banks, Private Equity Firms) • Mortgage Origination (Banks, Mortgage Originators) • RMBS Securitization (Banks, Investment Banks)	Non-Performing Loan Trades	RMBS Securitization Non-Performing Loan Trades

(1) Percentage of revenue by business unit in 2014 and 2015

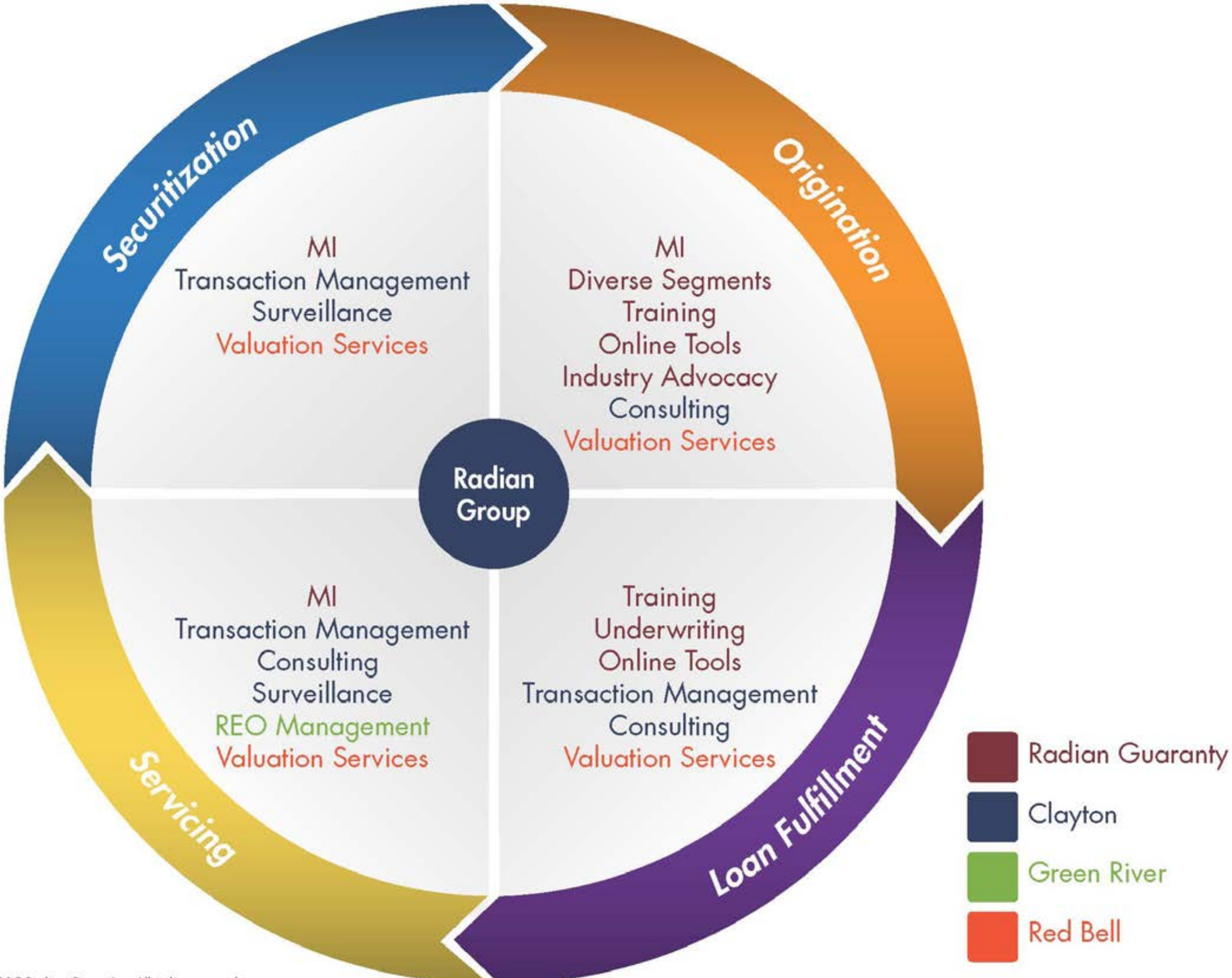
Mortgage and Real Estate Services Revenue



(1) Represents unaudited quarterly historical revenue for the businesses of Clayton Holdings LLC for periods prior to our acquisition on June 30, 2014.

(2) Includes revenue from acquisition of Red Bell Real Estate beginning March 20, 2015.

Opportunities for Future Growth
Broaden Existing Capabilities within Residential Real Estate



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Ensuring the American Dream®