Height/The Collingwood Group
D.C. Housing Investor Day

Bob Quint, *Chief Financial Officer*

June 5, 2014

NYSE: RDN

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 Securities Exchange Act of 1934 and the United States ("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 publicly 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 (including 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 or financial guaranty providers, in particular in light of the fact that certain of our former competitors have ceased writing new insurance business and have been placed under supervision or receivership by insurance regulators;
- catastrophic events, municipal and sovereign or sub-sovereign bankruptcy filings or other economic changes in geographic regions where our mortgage insurance exposure is more concentrated or where we have financial guaranty exposure;
- our ability to maintain sufficient holding company liquidity to meet our short- and long-term liquidity needs;
- a reduction in, or prolonged period of depressed levels of, home mortgage originations due to reduced liquidity in the lending market, tighter underwriting standards, or general reduced housing demand in the U.S., which may be exacerbated by regulations impacting home mortgage originations, including requirements established under the Dodd-Frank Wall Street Reform and Consumer Protection Act (the "Dodd-Frank Act");
- our ability to maintain an adequate risk-to-capital position, minimum policyholder position and other surplus requirements for Radian Guaranty Inc. ("Radian Guaranty"), our principal mortgage insurance subsidiary, and an adequate minimum policyholder position and surplus for our insurance subsidiaries that provide reinsurance or capital support to Radian Guaranty;
- our ability to continue to effectively mitigate our mortgage insurance and financial guaranty losses;
- a more rapid than expected decrease in the levels of mortgage insurance rescissions and claim denials, which have reduced our paid losses and resulted in a significant reduction in our loss reserves, including a decrease in net rescissions or denials resulting from an increase in the number of successful challenges to previously rescinded policies or claim denials (including as part of one or more settlements of disputed rescissions or denials), or by Fannie Mae or Freddie Mac (the "Government-Sponsored Enterprises" or the "GSEs") intervening in or otherwise limiting our loss mitigation practices, including settlements of disputes regarding loss mitigation activities;
- 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;

Safe Harbor Statements (Continued)

- the need, in the event that we are unsuccessful in defending our loss mitigation activities, to increase our loss reserves for, and reassume risk on, rescinded or cancelled loans or denied claims, and to pay additional claims, including amounts previously curtailed;
- any disruption in the servicing of mortgages covered by our insurance policies, as well as poor servicer performance;
- adverse changes in the severity or frequency of losses associated with certain products that we formerly offered (and which remain a small part of our insured portfolio) that are riskier than traditional mortgage insurance or financial guaranty insurance policies;
- a substantial decrease in the persistency rates of our mortgage insurance policies, which has the effect of reducing our premium income on our monthly premium policies and could decrease the profitability of our mortgage insurance business;
- heightened competition for our mortgage insurance business from others such as the Federal Housing Administration, 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, that are less dependent on capital support from their subsidiaries than we are or that are new entrants to the industry, and therefore, are not burdened by legacy obligations;
- changes in requirements for Radian Guaranty to remain an eligible insurer to the GSEs , which may include, among other items, more onerous risk-to-capital ratio requirements, capital requirements based on a variety of risk characteristics and measures of credit quality and a limitation on the amount of capital credit available for Radian Guaranty's equity in its subsidiaries, including capital attributable to our financial guaranty business; we and the other private mortgage insurers are engaged in confidential discussions with the FHFA and GSEs regarding revisions to the GSE eligibility requirements; the revised GSE eligibility requirements remain uncertain and we cannot give any assurances as to their final form, the timeframe for their implementation and their potential impact on us;
- changes in the charters or business practices of, or rules or regulations applicable to, the GSEs;
- 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 Act on the financial services industry in general, and on our mortgage insurance and financial guaranty businesses in particular, including whether and to what extent loans with private mortgage insurance may be considered "qualified residential mortgages" for purposes of the Dodd-Frank Act securitization provisions;
- the application of existing federal or state laws and regulations, or changes in these laws and regulations or the way they are interpreted, including, without limitation: (i) the resolution of existing, or the possibility of additional, lawsuits or investigations (including in particular investigations and litigation relating to captive reinsurance arrangements under the Real Estate Settlement Procedures Act of 1974); (ii) changes to the Mortgage Guaranty Insurers Model Act (the "Model Act") being considered by the National Association of Insurance Commissioners ("NAIC") that could include more stringent capital and other requirements for Radian Guaranty in states that adopt the new Model Act in the future; and (iii) legislative and regulatory changes (a) impacting the demand for private mortgage insurance, (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;
- the amount and timing of potential payments or adjustments associated with federal or other tax examinations, including adjustments proposed by the Internal Revenue Service 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 or financial guaranty businesses, or to estimate accurately the fair value amounts of derivative instruments in determining gains and losses on these instruments;
- volatility in our earnings caused by changes in the fair value of our assets and liabilities carried at fair value, including our derivative instruments, substantially all of our investment portfolio and certain of our long-term incentive compensation awards;

Safe Harbor Statements (Continued)

- our ability to realize some or all of the tax benefits associated with our gross deferred tax assets, which will depend, in part, on our ability to generate sufficient sustainable taxable income in future periods;
- changes in accounting principles generally accepted in the United States of America or statutory accounting principles, 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
- our pending acquisition of Clayton Holdings LLC ("Clayton"), including: the potential to not fully realize the benefits anticipated from the acquisition, or to not realize such benefits during the anticipated time frame, including as a result of a loss of customers and/or employees; the potential inability to successfully integrate Clayton's business with our business or the inability to complete such integration during the anticipated time frame; the inability or decision to not complete the acquisition, or to not complete the acquisition on a timely basis; the potential distraction of management time and attention; the risk that we are not able to finance the acquisition as anticipated, or that, if the financing efforts are successful, we are not able to utilize the funds raised efficiently in the event that we do not complete the acquisition.

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, 2013, Item 1A of Part II of our Quarterly Report on Form 10-Q filed in 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 filed this report. We do not intend to, and we disclaim any duty or obligation to, update or revise any forward-looking statements made in this report to reflect new information or future events or for any other reason.

No statement in this presentation should be construed as addressing in any manner or incorporating revisions to mortgage insurance eligibility requirements of the GSEs. We have begun confidential discussions with FHFA and Fannie Mae and Freddie Mac regarding revisions to mortgage insurance eligibility requirements and will have no further comment on the eligibility requirements until they are made public.

Agenda

1	Who is Radian
2	New Business Opportunity
3	Managing Legacy Losses
4	Clayton Acquisition
5	Regulatory/Legislative Update
6	Q&A

Who Is Radian?

Radian Group Inc., headquartered in Philadelphia, provides private mortgage insurance and related risk management products and services to mortgage lenders nationwide through its principal operating subsidiary, Radian Guaranty Inc.

For more than **35 years**, these services have helped promote and preserve homeownership opportunities for homebuyers, while protecting lenders from default-related losses on residential first mortgages and facilitating the sale of low-down payment mortgages in the secondary market.

The Role of Private Mortgage Insurance

Enabled 25 million families with less than a 20% down payment to purchase homes while providing loss protection to lenders, GSEs, investors and taxpayers

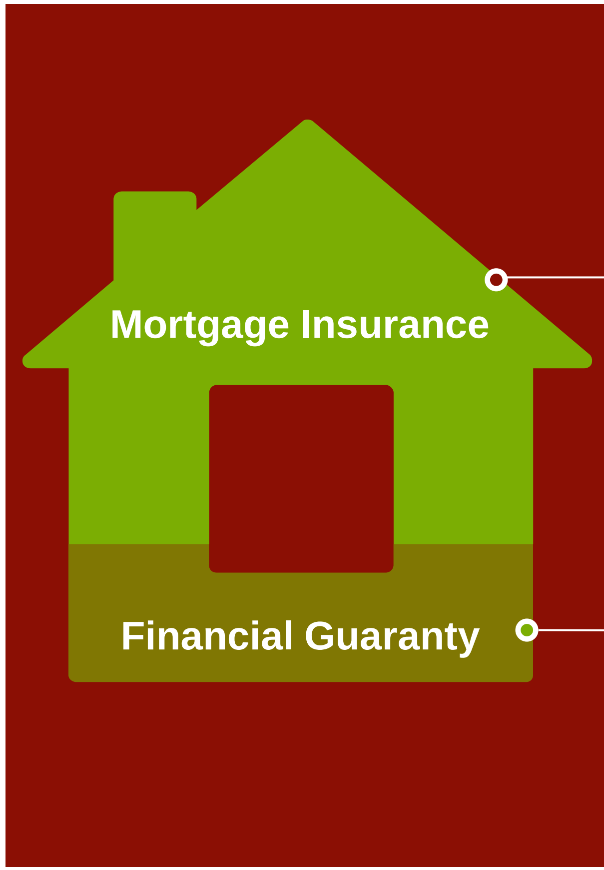
- Insured loans have lower defaults than piggybacks
- Cure rates for insured loans are higher than piggybacks
- Private mortgage insurers aligned with the needs of borrowers

Reliable source for credit enhancement in good times and bad

- Claims capability is driven by rigorous counter-cyclical reserve requirements
- Private mortgage insurers reserve 50% of every premium dollar

Who Is Radian?

Segment Overview



Total Statutory Claims Paying Resources as of March 31, 2014

$2,746.1 million(1)

$1,562.0 million

(1) Excludes $1.2 billion of Financial Guaranty statutory surplus.

Financial Highlights

Radian Group Inc. Consolidated

($ in millions except per share amounts)

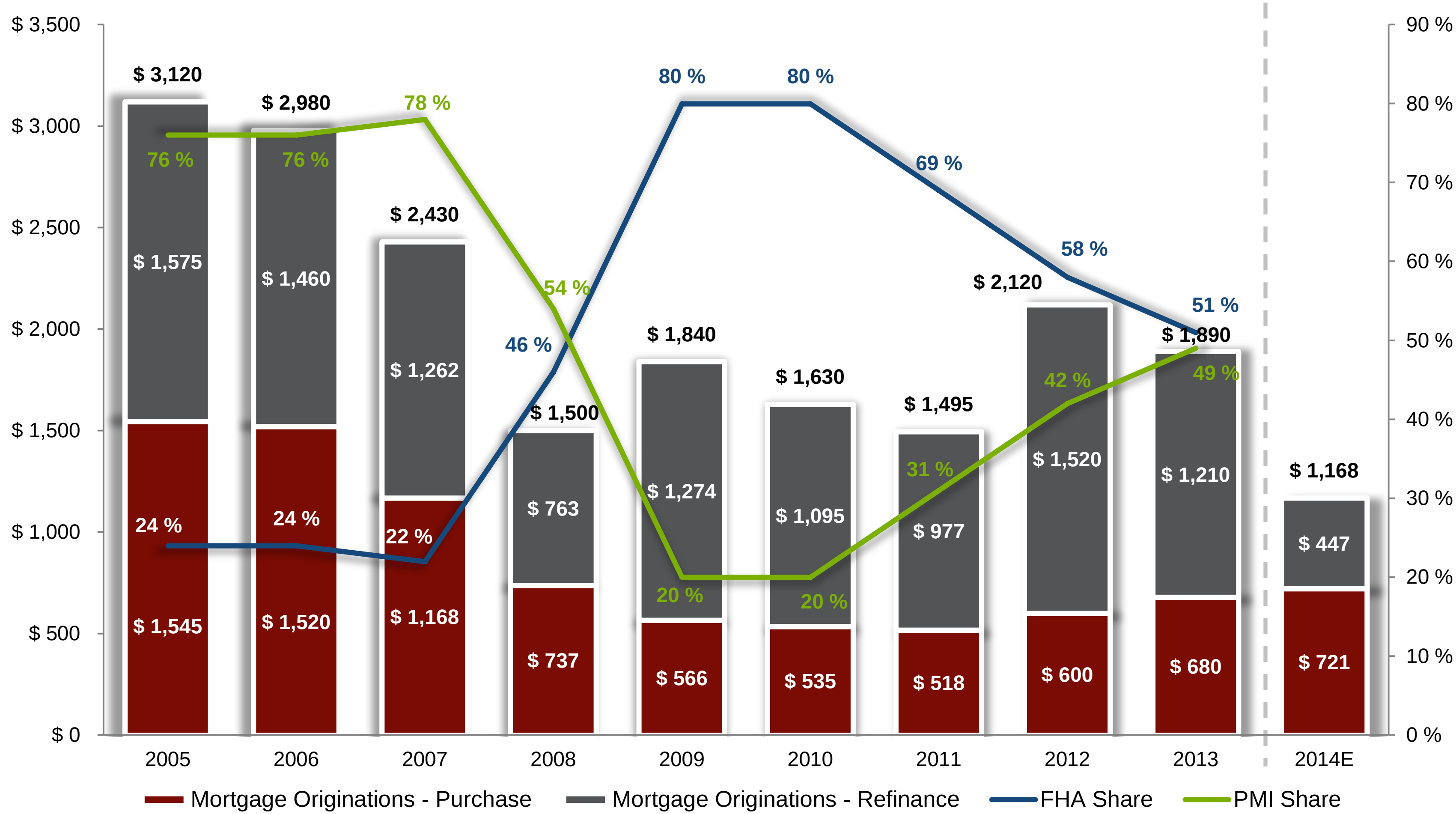
	March 31, 2014	December 31, 2013	March 31, 2013
Assets	$ 5,529.0	$ 5,621.7	$ 6,370.9
Loss reserves	$ 1,923.7	$ 2,185.4	$ 2,919.1
Unearned premiums	$ 774.8	$ 768.9	$ 673.8
Long-term debt	$ 938.4	$ 930.1	$ 906.1
Mezzanine equity (1)	$ 91.0	$ -	$ -
Stockholders' equity	$ 1,055.6	$ 939.6	$ 931.0
Book value per share	$ 6.10	$ 5.43	$ 5.39
Valuation allowance against deferred tax asset per share	$ 5.41	$ 5.91	$ 5.90
Available holding company liquidity	$ 615.2	$ 615.3	$ 886.4
Risk-to-capital ratio (Radian Guaranty)	19.2:1*	19.5:1	18.6:1

* Preliminary

(1) Equity component of currently redeemable Convertible Senior Notes. See Note 10 of our March 31, 2014 Form 10-Q.

Radian's Industry Environment Continues to be Robust ($ in billions)

Total Mortgage Originations (Purchase v. Refinance), FHA and PMI Share of Mortgage Insurance



Source: *Inside Mortgage Finance, MICA, and HUD*

Note: *Market share figures exclude VA mortgages. Based on actual dollars generated in credit enhanced market, excluding VA, as reported by MICA, HUD, IMF and company publically reported information. Private MI includes NIW and HARP volume for comparison to FHA.*

Note: *2014E figures are based on average of Mortgage Bankers' Association and Fannie / Freddie Mortgage Finance Forecast. PMI market share is not forecast.*

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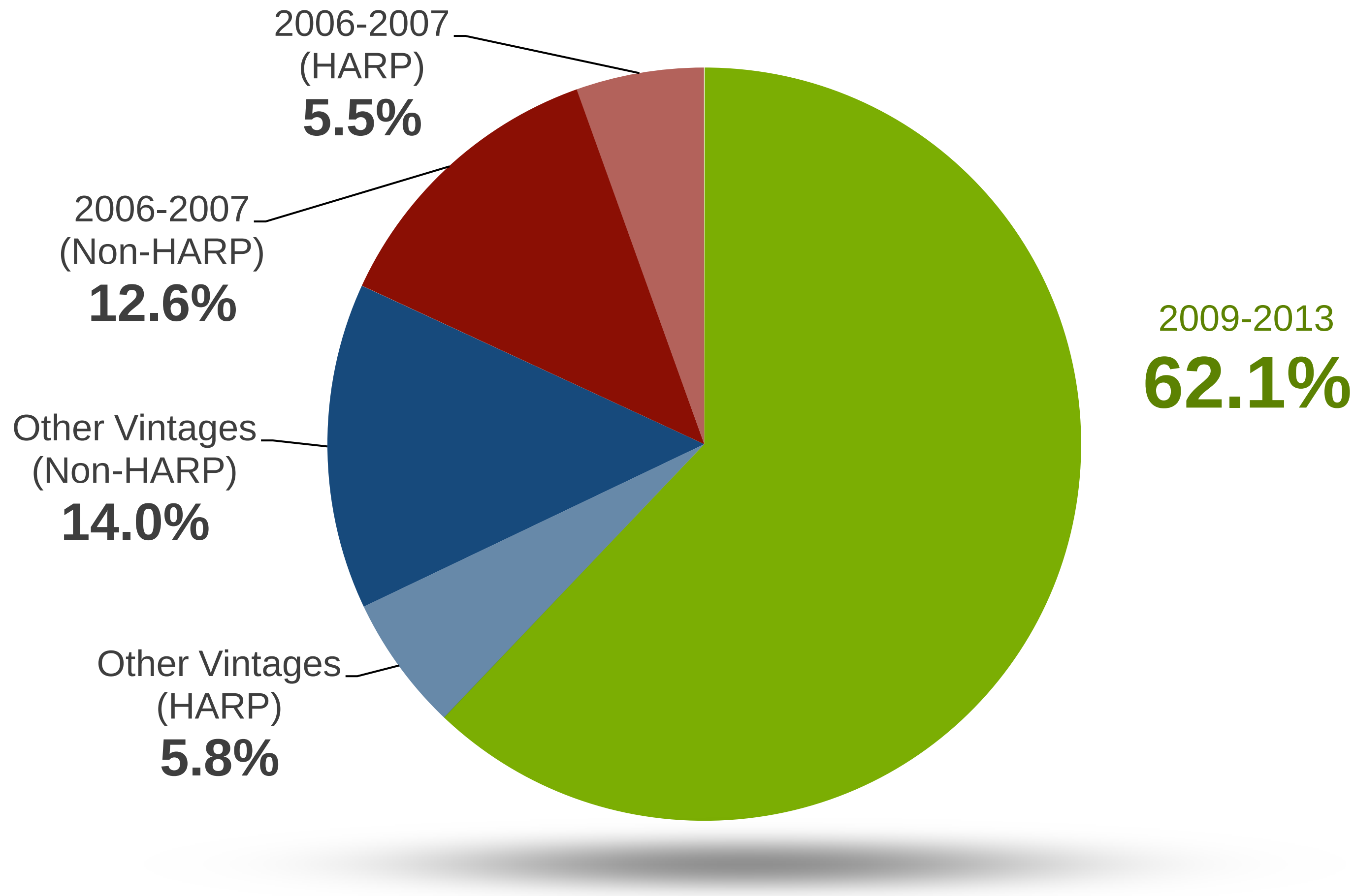
Improved Composition of MI Portfolio[1]

NIW since 2009 and HARP volume combined now represent 73% of Radian's mortgage insurance primary risk in force as of Q1 2014



(1) Includes amounts subject to the Freddie Mac Agreement. See Note 8 of our March 31, 2014 Form 10-Q.

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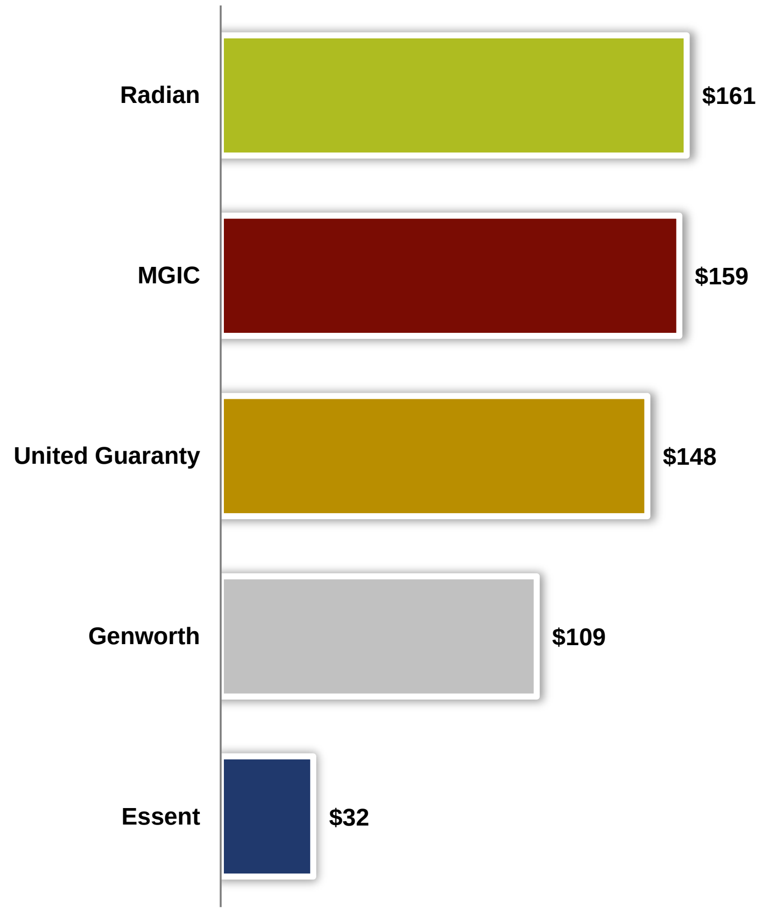
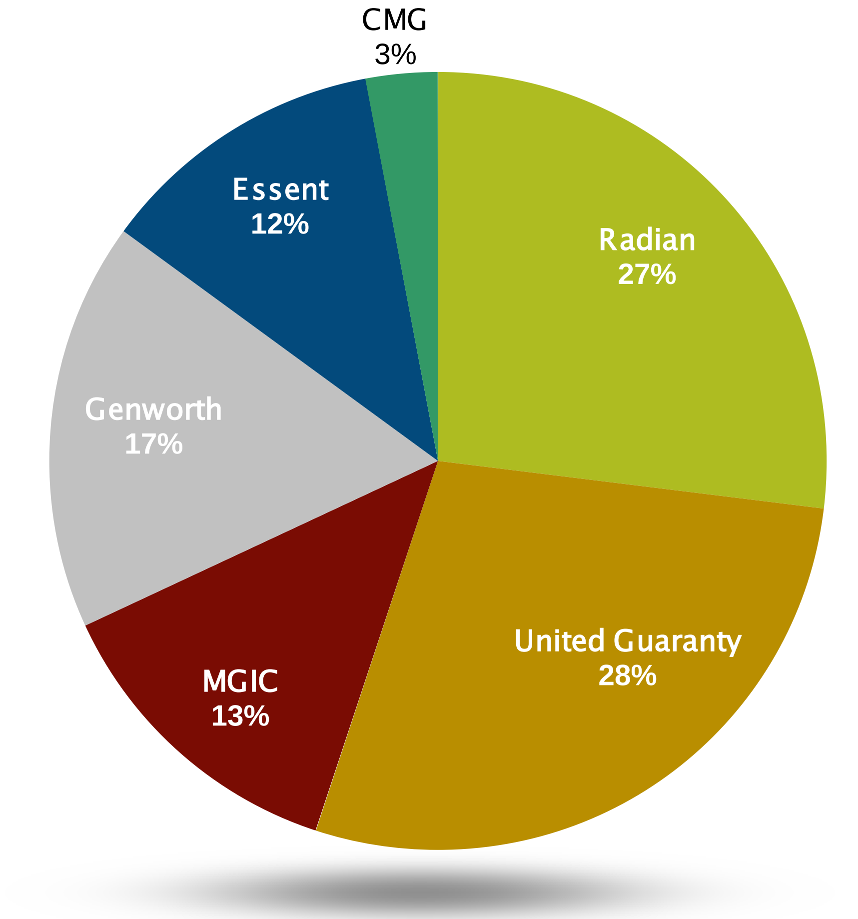
Radian Has Established itself as a Leading MI Player

Market Rank by Primary Insurance in Force
($ billions, as of YE 2013)



2013 Market Share



Source: Inside Mortgage Finance, MICA, and public company filings.
Note: Total private MI volume pie includes primary MI, excludes HARP. Market rank by primary insurance in force includes only direct primary insurance as reported in public filings and supplements. Genworth insurance in force represents only U.S. Mortgage Insurance segment

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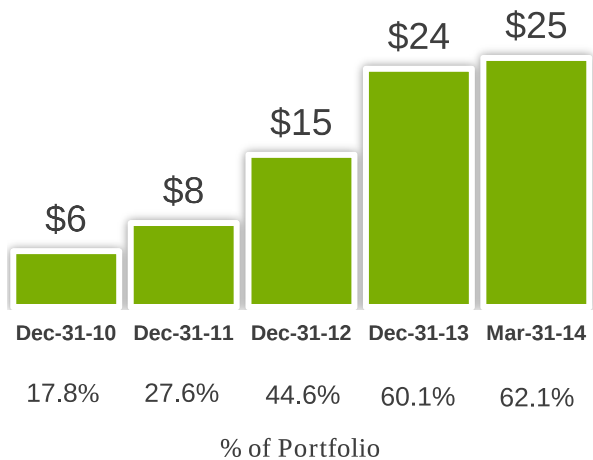
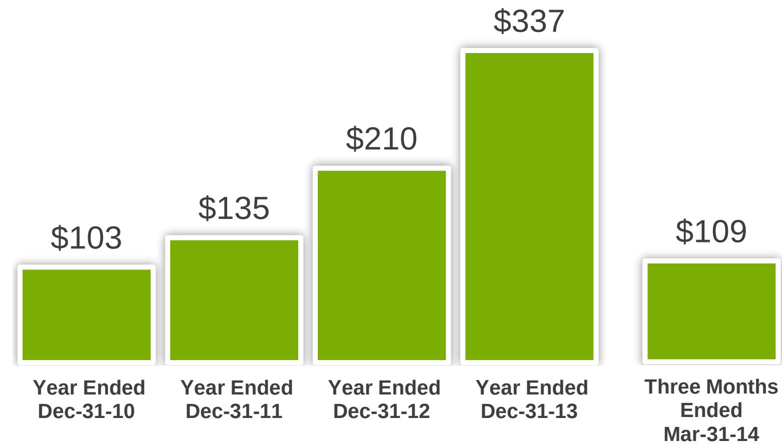
Profitability of Newer Vintages Improving Performance of MI Portfolio

Gross Primary Risk in Force
($ in billions)

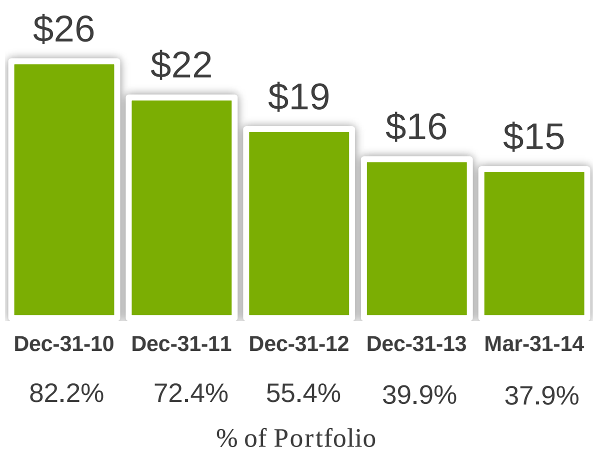
Earned Premiums
Less Incurred Losses
($ in millions) (1)

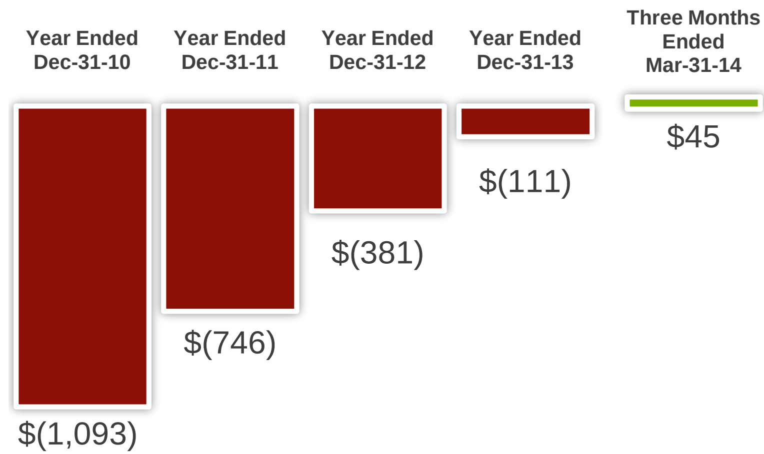
2009 and Later Vintages





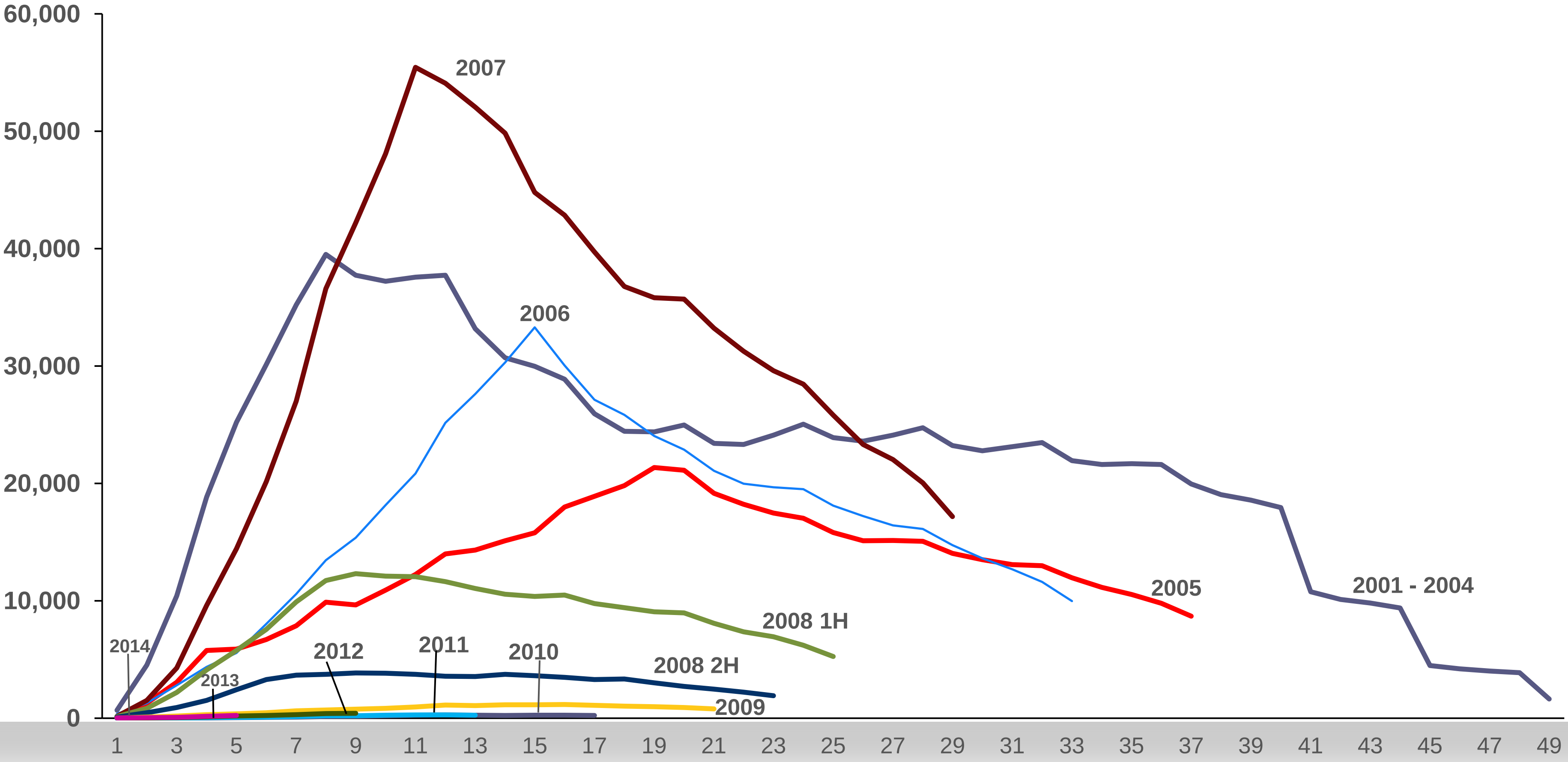
2008 and Prior Vintages





(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. See Note 7 of our March 31, 2014 Form 10-Q.

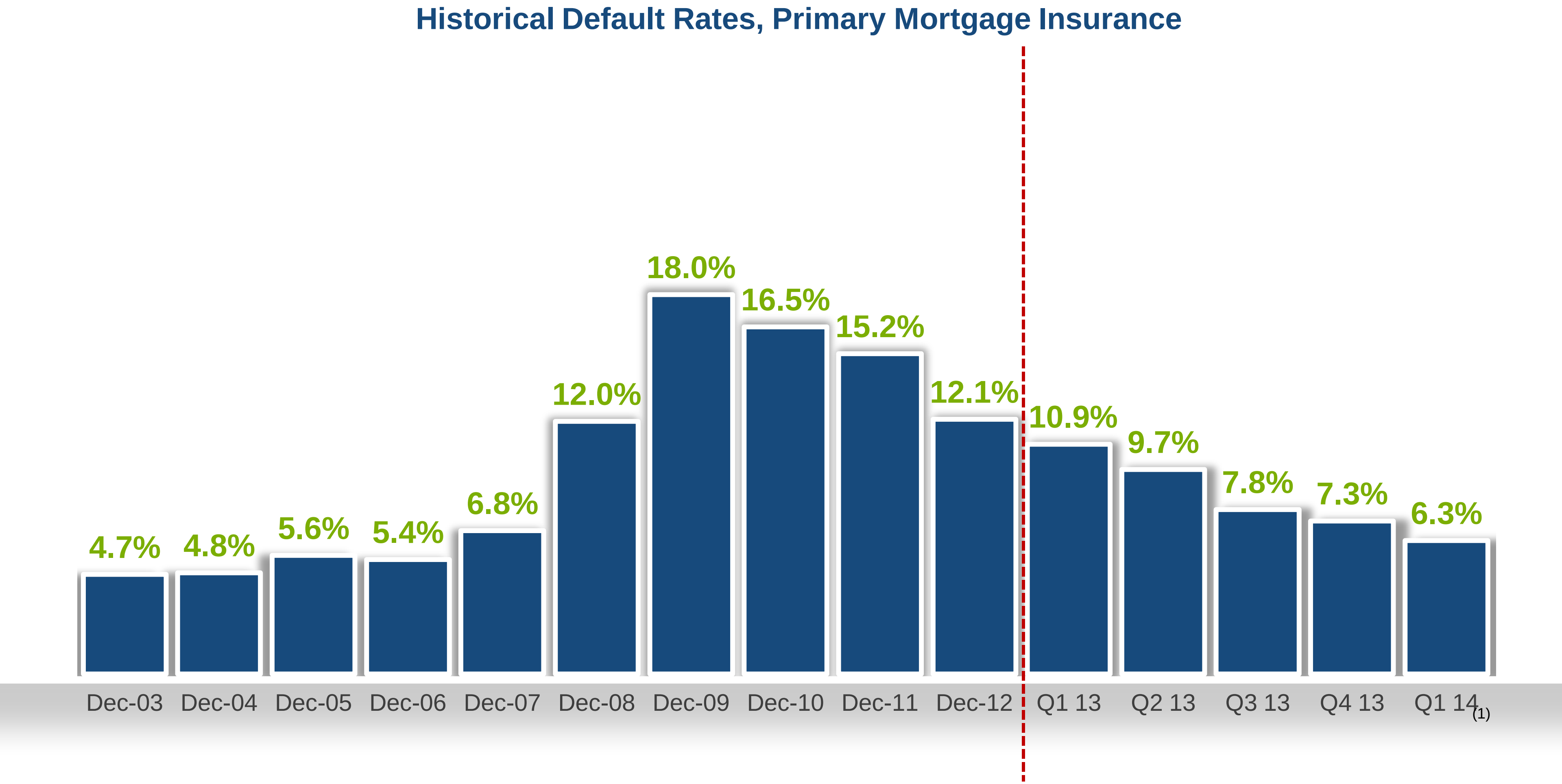
Primary Default Count by Vintages 2001 - 2014



# of quarters since origination

- 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 March 31, 2014, excludes 6,022 loans in default subject to the Freddie Mac Agreement.

Primary Default Rates Continue to Decline



[1] Includes 10,848 insured loans in the denominator and excludes 6,022 loans in default in the numerator at March 31, 2014 for loans subject to the Freddie Mac Agreement (see 2013 10-K for further disclosure).

Primary Loans In Default

March 31, 2014

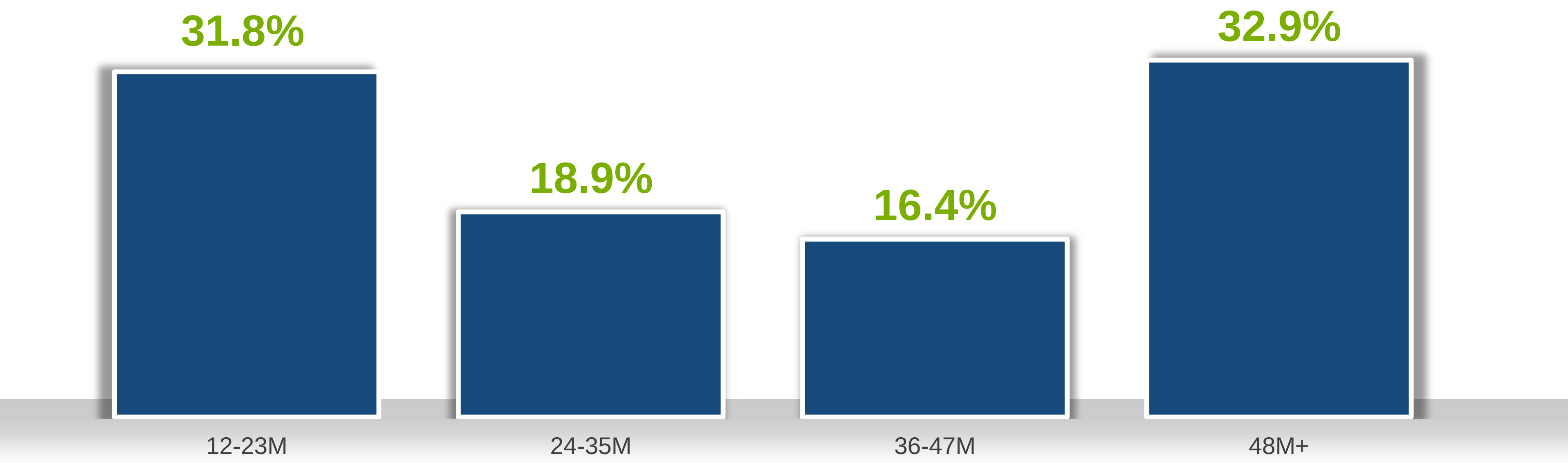
($ in thousands)

			Projected Default to Claim Rate				
			(1) Gross	(2) Net	Cure % During the Quarter	Reserve for Losses	% of Reserve
Missed payments	**#**	**%**	**%**	**%**	**%**	**$**	**%**
3 payments or fewer	10,958	20.6%	24%	22%	36.4%	$111,488	8.2%
4-11 payments	11,862	22.3	48	44	18.1	241,966	17.9
12 payments or more	22,330	42.1	57	50	4.5	638,335	47.0
Pending claims	7,969	15.0	100	88	0.6	365,639	26.9
	53,119(3)	**100.0%**	**54%**	**48%**		**$1,357,428**	**100.0 %**
IBNR and other						347,674	
LAE						50,684	
Total primary reserves						**$1,755,786**	

(1) Represents the weighted average default to claim rate before consideration of estimated rescissions and denials for each category of defaulted loans.
(2) Net of estimate of rescissions and denials.
(3) Primary risk in force on defaulted loans at March 31, 2014 was $2.5 billion, which excludes risk related to loans subject to the Freddie Mac Agreement. Excludes 6,022 loans subject to the Freddie Mac Agreement that are in default at March 31, 2014, as we no longer have claims exposure on these loans.

Primary Loans in Default – Aging Breakdown of 12 Months and Greater (12M+) Bucket[1]

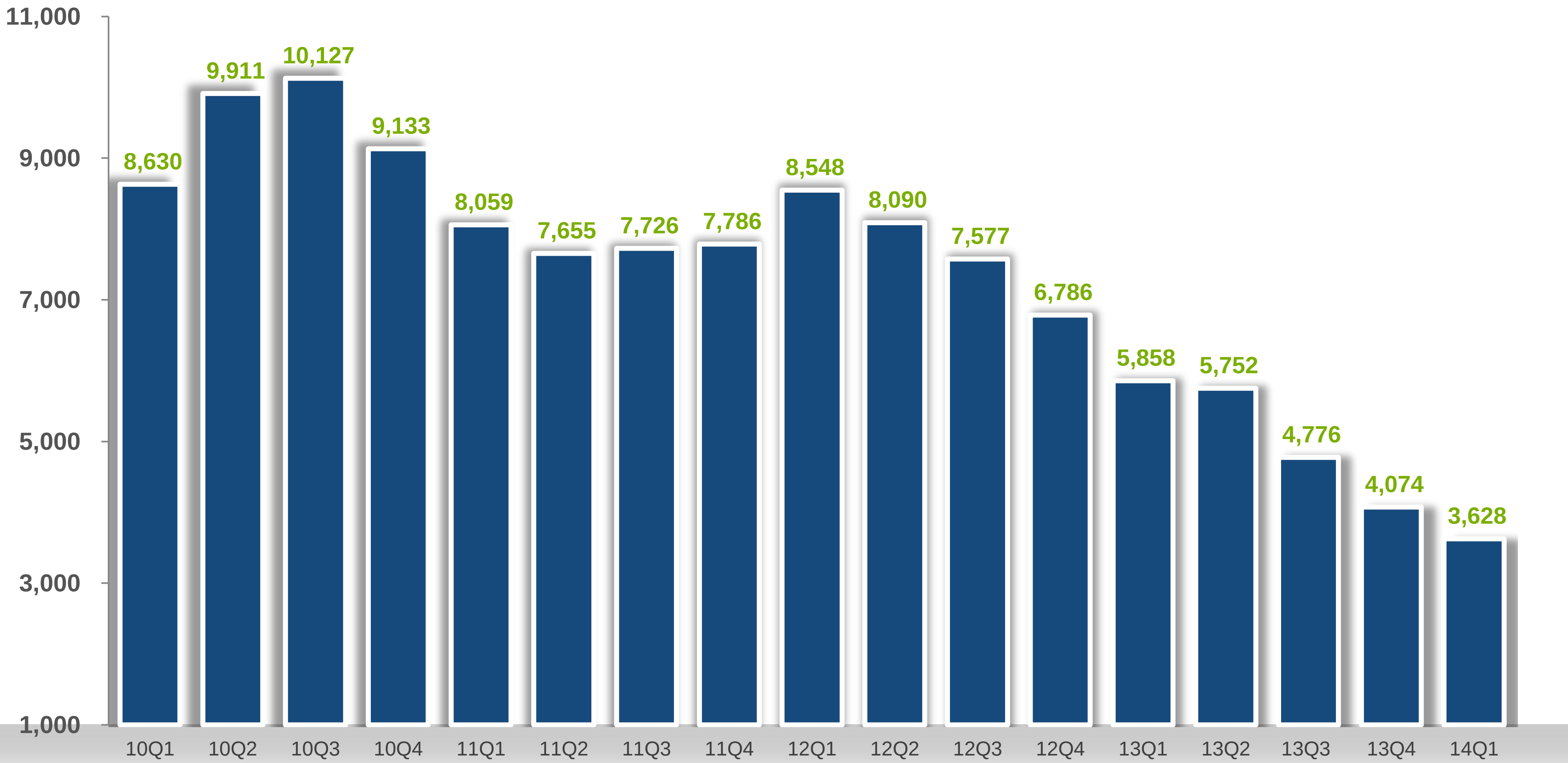
49% of 12M+ Defaults Are Greater Than Three Years Old



- The company is working with servicers to evaluate whether foreclosure timelines dictated by its Master Policy were violated.

(1) Includes pending claims.

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.

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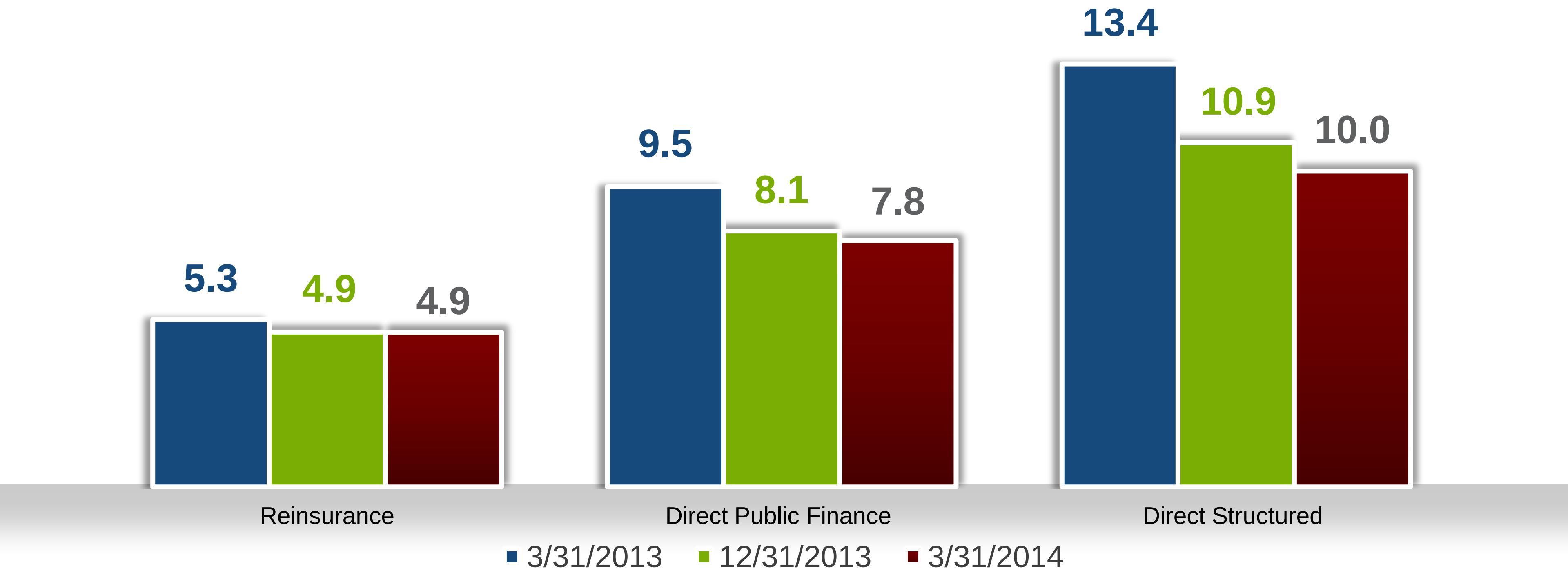
Financial Guaranty Net Par Outstanding by Product

$22.7 billion as of March 31, 2014

($ in billions)



Financial Guaranty Business – De-risking Timeline

- $1.2 billion in statutory surplus and $0.4 billion of additional claims paying resources
- Reduced net par outstanding by 80% since June 2008 to $26 billion
- Since 2008, Radian Asset has paid a total of $420 million in dividends to Radian Guaranty and released $425 million in contingency reserves
- Municipal exposure exhibiting stable performance, with minimal remaining exposure to recent headlined risks, including Detroit and Jefferson County
- High-quality capital
- Significant structured finance exposure expected to mature over the next few years

Financial Guaranty De-Risking Actions

2008	2009	2010	2011	2012	2013
Discontinued writing new business	$9.8 billion – Ambac commutation		Early termination rights exercised and significant public finance refundings	$14.6 billion – early termination rights exercised on 35 CDOs, 1 CDS and an investor-owned utility bond $15.6 billion – Assured Guaranty $13.8 billion commutation and $1.8 billion cession of direct public finance business	$0.8 billion – FGIC commutation

Overview of Clayton Acquisition

Transaction Description	• Radian to acquire Clayton Holdings LLC ("Clayton") for purchase price of $305 million, which includes repayment of Clayton's outstanding debt - All cash consideration
Transaction Financing	• Radian raised approximately $540 million after expenses through concurrent public offerings of common stock and senior notes due 2019 - Net proceeds to be used to fund the purchase price for Clayton acquisition as well as for the early redemption of 5.375% Senior Notes due June 2015 and working capital
Financial Impact	• For the twelve-month period ended December 31, 2013, Clayton had net income of $9.1 million, which included amortization of intangible assets of $10.8 million, and total revenues of $135.0 million • Acquisition is expected to be breakeven from an accretion/dilution standpoint and modestly accretive excluding the non-cash amortization of intangible assets
Closing	• Transaction expected to close in summer of 2014 • Subject to state licensing approvals and other customary closing conditions

Overview of Clayton Acquisition

- A leading provider of comprehensive outsourced solutions to the mortgage industry
- Technology-enabled, fee-for-service business model
- Combines proprietary technology, industry expertise and independence to deliver value-added services to a full array of mortgage industry participants

	Clayton Business Overview				
Service Offerings	***Loan Review / Due Diligence***	***Surveillance***	***Component Services***	***REO / Short Sale Services***	***EuroRisk***
Description	• Loan-level review / diligence via professionals and proprietary technology	• 3rd party performance oversight, risk management and consulting services	• Outsourced solutions for the single-family rental • BPO, property inspections, title and mortgage review	• REO asset and short sale management outsourced services	• UK and Europe's largest independent provider of outsourced mortgage services
Selected Key Offerings	• RMBS securitization • Credit underwriting • Regulatory compliance • Quality control	• RMBS surveillance • Servicer oversight • Default loan reviews • Exception management loan reviews	• Pre- and post-rehabilitation inspections • REO-to-rental analysis and management • REO-to-rental securitization reviews	• Residential and commercial REO asset management • Short sale management	• Due diligence • Asset oversight • Asset portfolio assessment and evaluation • Consulting services

Rationale for Clayton Acquisition

- ✓ **Expands Radian's core competencies by broadening Radian's participation in the residential mortgage market**
- ✓ **Diversifies Radian from single mortgage insurance focus and provides for multiple revenue streams**
- ✓ **Differentiates Radian within private mortgage insurance sector**

New Revenue Opportunities

- ✓ Provides Radian a leading platform in mortgage outsourcing solutions with a strong brand and reputation for quality and standards
- ✓ Facilitates Radian's entry into the broader mortgage market value chain
- ✓ Positions Radian to participate in recovery of private label RMBS market
- ✓ Accelerates development of products geared to greater oversight and compliance requirements in mortgage industry

Improves Financial Flexibility

- ✓ Adds unregulated free cash flow to Radian Group
- ✓ Non-capital intensive business
- ✓ Future tax benefit from basis step-up
- ✓ Potential for cost synergies

Regulatory/Legislative Update

There should be an explicit role for private sector capital, like MI, in every sector of the mortgage process

- Private mortgage insurers stand first in line to pay a loss if a borrower defaults. Therefore, private mortgage insurers have a natural alignment with the borrowers' and investors' interests

The MI model has stood the test of time

- The industry has the resources to pay claims on existing loans and insure new loans because of the rigorous counter-cyclical capital and reserve requirements

Private mortgage insurers are well positioned to play a critical role in the future of the housing finance market by safely and soundly enabling first-time homebuyers and lower income families to purchase homes

- MI protects both the borrowers and investors by ensuring that the home financing is both affordable for the borrower at closing and sustainable over the life of the mortgage

Regulatory/Legislative Update

- Qualified Residential Mortgage Definition
- FHFA 2014 Scorecard
- GSE Reform
- NAIC Model Act

RADIAN

Ensuring the American Dream®