
ANNOUNCEMENT

Date: April 13, 2020

Re: **Essent Supports Mortgage Relief for Consumers Related to COVID-19**

Essent brought **Clarity of Coverage**[®] to the market when times were tough to protect you, and we will continue our fair and transparent practices through this cycle.

Loan Origination Support

- **Essent is Aligned** with the temporary measures recently published by Fannie Mae and Freddie Mac in seller announcements related to COVID-19. See our [March 24, 2020](#) and [April 2, 2020](#) Announcements.
- **We Honor Insurance on New Loans Seeking Forbearance Prior to Receipt of First Payment.** We are here to support policyholders originating new loans. We continue to activate insurance on loans even if the borrower seeks COVID-19-related forbearance prior to making the first loan payment, provided the loan is originated and closed in compliance with applicable law, and all underwriting terms and conditions have been fully satisfied, including the borrower being employed at the time of closing.

Servicing Support

- **Late Fee Relief, Forbearance and Repayment Plans, Modification Programs.** We are aligned with Fannie Mae ([LL-2020-02](#)) and Freddie Mac ([Bulletin 2020-10](#)) related to COVID relief. Mortgage servicers working with consumers experiencing financial hardship due, directly or indirectly, to the COVID-19 emergency may implement all GSE late fee relief, forbearance and repayment plans and modification programs without our prior approval.
- **Non-GSE Loans.** There is no need for our prior approval for GSE-type¹ forbearance plans, repayment plans and modifications, subject to the limits in our [Default and Claims Servicing Guide](#) for servicers who follow the GSE requirements for non-GSE loans as well.
- **Loans in Forbearance Must Be Identified.** Essent asks that servicers work with us to ensure these loans are identified in monthly default reports (ADR/NOD), monthly Mortgage Insurance Loan Activity Reports (MILAR) and in other forms we may request.

These clear and simple processes illustrate our commitment to support you in tough times. We continue to closely monitor COVID-19 developments and will issue additional guidance as appropriate.

Essent will not be updating the Default and Claims Servicing Guide to reflect these temporary measures.

If you have any questions contact your [Essent account manager](#).

¹Terms of which are materially consistent with terms of forbearance plans offered by Fannie Mae or Freddie Mac