

# Vesta + Essent User Guide

## QUOTING ESSENT MI

## ORDERING DELEGATED ESSENT MI QUOTE

## ORDERING NON-DELEGATED ESSENT MI QUOTE

### QUOTING ESSENT MI

- 1. Navigating to View Quotes:** There are three places on the loan file where you can pull quotes for mortgage insurance. All three paths will take you to the same quote screen.

First, on any page in the loan file, you can select the three dot icon in the top right corner, and select “Quote MI”.

The screenshot displays the Vesta + Essent loan file interface. At the top, there is a header with loan details: "Andy America", "123 Main Street, Los Angeles, CA 90210", "#1111395 Purchase", "Loan amount: \$650,000", "Conf 30 Yr Fixed 4.750% Rate not locked", "DTI: 5.17% LTV: 89.78% HETI: 4.60% HCLTV: 89.78%", "FICO: --", "UW no decision yet", and "TRID triggered". In the top right corner, there is a three-dot menu icon. A dropdown menu is open, showing options: "Pull credit", "Run pricing", "Quote MI" (highlighted with a red box), "Run AUS", "Set data field", "Generate notice of incompleteness", "Archive loan", and "Export loan". The main content area is divided into sections: "Loan information" (Loan purpose: Purchase, Loan amount: \$650,000, Lien type: First Lien, Purchase price: \$750,000, Down payment amount: \$100,000, Lead source ID, Closing date: 12/31/2022, Earnest money), "Subject property information" (Subject property address: 123 Main Street, City: Los Angeles, State: CA - California, Zip code: 90210, County: Los Angeles County, Estimated value: \$724,000, Intended usage: Primary Residence, Property type: Single Family, Number of units: One, Year built, Construction method: Site Built, Attachment type: Detached, Is this property part of a project? Yes/No), and "Qualifying housing expenses" (Housing expense type: Qualifying mortgage principal and interest, Escrowed?, Monthly amount: \$3,390.71).

You can also go to the **Transaction Overview** page of the loan file, and select the “Actions” button in the top right corner, then select “Quote MI”.

Andy America • 1 123 Main Street Los Angeles, CA 90210 #1111395 Purchase Loan amount: \$650,000 Conf 30 Yr Fixed 4.750% Rate not locked DTI: 5.17% HETI: 4.60% FICO: -- UW no decision yet TRID triggered Open tasks (12) Application

### Transaction overview

Closing date: 12/31/2022 Actions

[Quote MI](#)

DOCS

TRANSACTION  
No documents

#### Transaction information

Loan purpose: Purchase Loan amount: \$650,000 Closing date: 12/31/2022

#### Use of proceeds

Purchase price: \$750,000 Down payment amount: \$100,000 Lien type: First Lien

Purchase contract date: mm/dd/yyyy Purchase contingency date: mm/dd/yyyy Earnest money: Total non itemized seller credit: \$0

Are any proceeds for energy improvements, including PACE loans? Yes No Is this a renovation loan? Yes No

Is this for a conversion of land contract? Yes No

#### Qualifying housing expenses

Housing expense type	Escrowed?	Monthly amount
Qualifying mortgage principal and interest		\$3,390.71
Property (county) tax	<input checked="" type="checkbox"/>	
Home insurance	<input checked="" type="checkbox"/>	
<b>Total qualifying housing expenses</b>		<b>\$3,390.71</b>

Lastly, on the **Transaction Overview** page, you can scroll to the **Mortgage Insurance** section, and select “Quote and Order MI”.

Andy America | 123 Main Street, Los Angeles, CA 90210 | #1111995 Purchase | Loan amount: \$650,000 | Conf 30 Yr Fixed | 4.750% Rate not locked | DTI: 5.17% LTV: 89.78% HETI: 4.60% HCLTV: 89.78% FICO: --- | UW no decision yet | TRID triggered | Open tasks (12) | Application

### Transaction overview

Closing date: 12/31/2022 | Actions

Seller credits	---	---	-\$0.00
> Adjustments and other credits	---	---	---
Cash to close	---	---	\$103,808.73

**Mortgage insurance** Quote and order MI

MI company:  MI certificate number:  MI coverage percent:  MI quote identifier:

Premium paid by:  Is any of the premium refundable on a pro-rata basis?  Yes  No MI premium plan:

MI cancellation type:

#### HMDA reporting

Was a preapproval requested?  Yes  No HMDA Disposition Type:  HMDA Disposition Date:

HMDA Application Submission Type:  HMDA Purchaser Type:  HMDA Initially Payable to Institution Status:

Is this application primarily for a business purpose?  Yes  No

**2. Select MI Premium Plan.** Select whether you want to view Monthly, Annual, or Single Premium quotes.

### Mortgage insurance quotes

MI premium plan\*:

[View quotes](#)



**No quotes yet**  
Confirm the mortgage insurance options to view quotes

**3. Review search parameters, and select “View Quotes”.**

**Mortgage insurance quotes**

MI premium plan\*  
Monthly

MI coverage percent\*  
25%

Renewal type\*  
Constant

Premium paid by\*  
Borrower

Will the initial premium be paid at closing?\*  
Yes No

Is any of the premium refundable on a pro-rata basis?\*  
Yes No

[View quotes](#)



**No quotes yet**  
Confirm the mortgage insurance options to view quotes

#### 4. Review returned Quotes and select the quote you'd like.

**Mortgage insurance quotes** Quotes pulled 1/31/2023 12:24pm

MI premium plan\*  
Monthly

MI coverage percent\*  
25%

Renewal type\*  
Constant

Premium paid by\*  
Borrower

Will the initial premium be paid at closing?\*  
Yes No

Is any of the premium refundable on a pro-rata...  
Yes No

[View quotes](#)

Initial monthly payment	Initial rate	Renewal rate (yrs 2-11)	Renewal rate (yrs 11-term)
Valid till 04/30/2023 <a href="#">Selected</a>			
<b>ESSENT</b>			
\$167.92	0.3100%	0.3100%	0.2000%
Valid till 04/30/2023 <a href="#">Select quote</a>			
<b>Arch   MI</b>			
\$167.92	0.3100%	0.3100%	0.2000%
Valid till 04/30/2023 <a href="#">Select quote</a>			
<b>MGIC</b>			
\$167.92	0.3100%	0.3100%	0.2000%

#### 5. At the top of the results page, toggle between other quotes that were previously pulled on this loan.

Mortgage insurance quotes

MI premium plan\*  
Monthly

MI coverage percent\*  
25%

Renewal type\*  
Constant

Premium paid by\*  
Borrower

Will the initial premium be paid at closing?\*  
Yes No

Is any of the premium refundable on a pro-rata...  
Yes No

View quotes

Quotes pulled 1/31/2023 12:24pm

ESSENT<sup>SM</sup>  
Initial monthly payment  
\$167.92  
Renewal rate (yrs 2-11)  
0.3100%  
Renewal rate (yrs 11-term)  
0.2000%

Quotes pulled 1/31/2023 12:23pm  
Monthly • Paid by borrower • 25% coverage • Constant renewal • Not financed

Quotes pulled 1/31/2023 12:22pm  
Monthly • Paid by borrower • 25% coverage • Constant renewal • Not financed

Arch | MI  
Initial monthly payment  
\$167.92  
Initial rate  
0.3100%  
Renewal rate (yrs 2-11)  
0.3100%  
Renewal rate (yrs 11-term)  
0.2000%

MGIC  
Initial monthly payment  
\$167.92  
Initial rate  
0.3100%  
Renewal rate (yrs 2-11)  
0.3100%  
Renewal rate (yrs 11-term)  
0.2000%

6. Once selected, review the details of the quote. This data will populate onto the loan file in Vesta

Mortgage insurance quotes

MI premium plan\*  
Monthly

MI coverage percent\*  
25%

Renewal type\*  
Constant

Premium paid by\*  
Borrower

Will the initial premium be paid at closing?\*  
Yes No

Is any of the premium refundable on a pro-rata...  
Yes No

View quotes

Quotes pulled 1/31/2023 12:24pm

ESSENT<sup>SM</sup>  
Initial monthly payment  
\$167.92  
Renewal rate (yrs 2-11)  
0.3100%  
Renewal rate (yrs 11-term)  
0.2000%

Confirm quote

The following details will be applied to the loan:

ESSENT<sup>SM</sup>

MI premium plan Monthly  
Premium paid by Borrower  
MI coverage 25%  
Renewal type Constant  
Initial monthly payment \$167.92  
Initial rate 0.3100%  
Renewal rate (year 2-11) 0.3100%  
Renewal rate (year 11-term) 0.2000%

Cancel Confirm

Arch | MI  
Initial monthly payment  
\$167.92  
Initial rate  
0.3100%  
Renewal rate (yrs 2-11)  
0.3100%  
Renewal rate (yrs 11-term)  
0.2000%

MGIC  
Initial monthly payment  
\$167.92  
Initial rate  
0.3100%  
Renewal rate (yrs 2-11)  
0.3100%  
Renewal rate (yrs 11-term)  
0.2000%

7. Details of the MI quote are now populated into the Mortgage Insurance section of the loan. A “Quote Selected” status will appear next to the button to indicate you have already selected a quote.

Andy America 13311 De Palatis Cir Anchorage, AK 99516-3812 #1111395 Purchase Loan amount: \$650,000 Conf 30 Yr Fixed 4.750% Rate not locked DTI: 9.96% LTV: 89.78% HETI: 4.83% HCLTV: 89.78% FICO: 740 UW no decision yet TRID triggered

Transaction overview Closing date: 12/31/2022 Actions

### Mortgage insurance

Quote selected Place order

MI company: Essent MI certificate number: MI coverage percent: 25% MI quote identifier: M189423424515682

Premium paid by Borrower: Is any of the premium refundable on a pro-rata basis? Yes No MI premium plan: Monthly

Renewal type: Constant Will the initial premium be paid at closing? Yes No

Payment sequence	Rate duration (months)	Premium rate percent	Premium amount
Initial	120	0.31%	\$167.92
Renewal	240	0.2%	\$108.33

MI cancellation type: LTV cutoff based on sales price MI cancellation LTV cutoff: 78 MI scheduled cancellation date: 05/01/2030

### HMDA reporting

Was a preapproval requested? Yes No HMDA Disposition Type: HMDA Disposition Date: mm/dd/yyyy

HMDA Application Submission Type: HMDA Purchaser Type: HMDA Initially Payable to Institution Status:

Is this application primarily for a business purpose? Yes No

8. View all quotes, or re-pull quotes by selecting the three dot icon and selecting “View Quotes”. Or, clear your selected quote by clicking “Clear MI Quote”.

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Transaction overview Closing date: 12/31/2022 Actions

### Mortgage insurance

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MI company: Essent MI certificate number: MI coverage percent: 25% MI quote identifier: M189423424515682

Premium paid by Borrower: Is any of the premium refundable on a pro-rata basis? Yes No MI premium plan: Monthly

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MI cancellation type: LTV cutoff based on sales price MI cancellation LTV cutoff: 78 MI scheduled cancellation date: 05/01/2030

### HMDA reporting

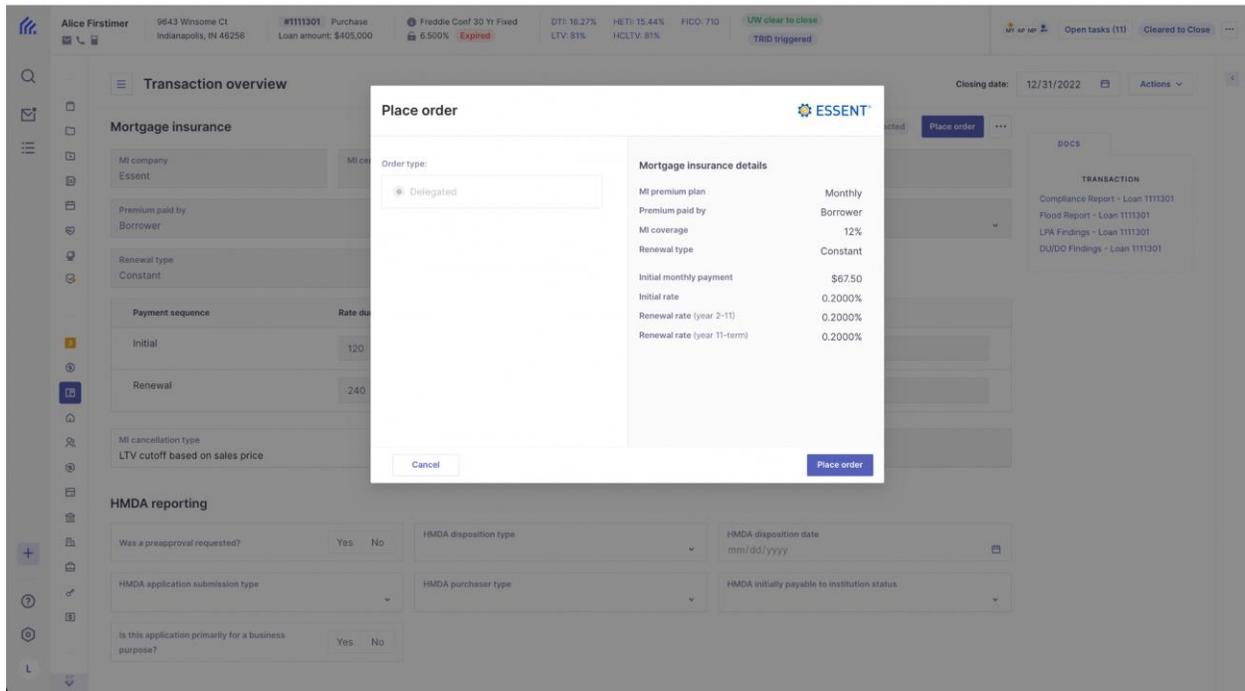
Was a preapproval requested? Yes No HMDA Disposition Type: HMDA Disposition Date: mm/dd/yyyy

HMDA Application Submission Type: HMDA Purchaser Type: HMDA Initially Payable to Institution Status:

Is this application primarily for a business purpose? Yes No

# ORDERING DELEGATED ESSENT MI

1. Once a quote is selected, select the “Place Order” button.



2. Once the order is placed, you'll see a Pending status in yellow until the order is returned.
3. You can view the order at any time using the View Order button.