



Encompass[®]

Mortgage Insurance Center in Encompass: Essent Guaranty Integration

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The MI Center in Encompass includes an enhanced integration with Essent MI for a more streamlined mortgage insurance ordering process. This integration provides Encompass customers process improvements, and access to data and alerts.

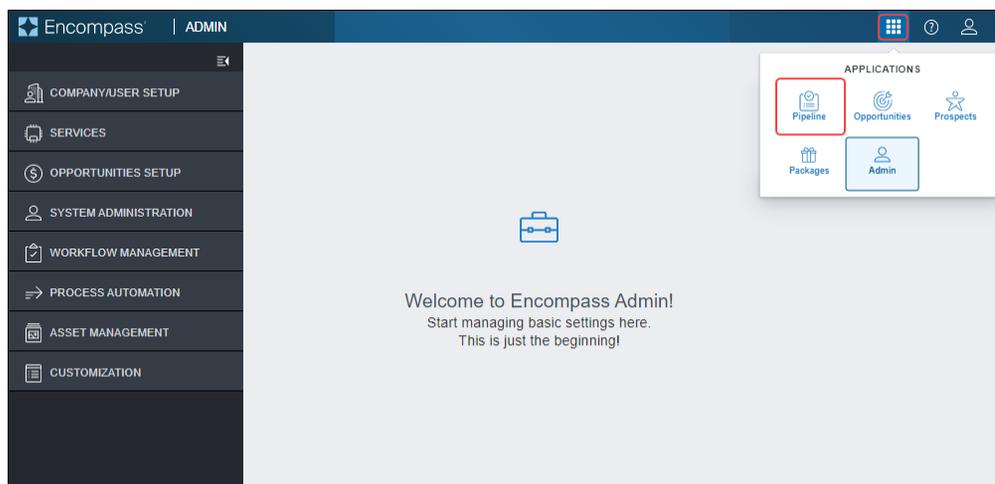
Use this document as a supplement to [MI \(Mortgage Insurance\) Center in Encompass](#) to configure and place your MI orders to Essent Guaranty.

NOTE: This integration is supported in Encompass 23.3 and later versions.

Settings and configuration

In addition to configuring the service in Services Management, admins can also use the **Settings** link in the New Order form to customize certain fields and behaviors on the MI ordering form.

1. Log into the Web Version of Encompass.
2. Click the **Applications** menu, and from the drop-down menu, click **Pipeline**.

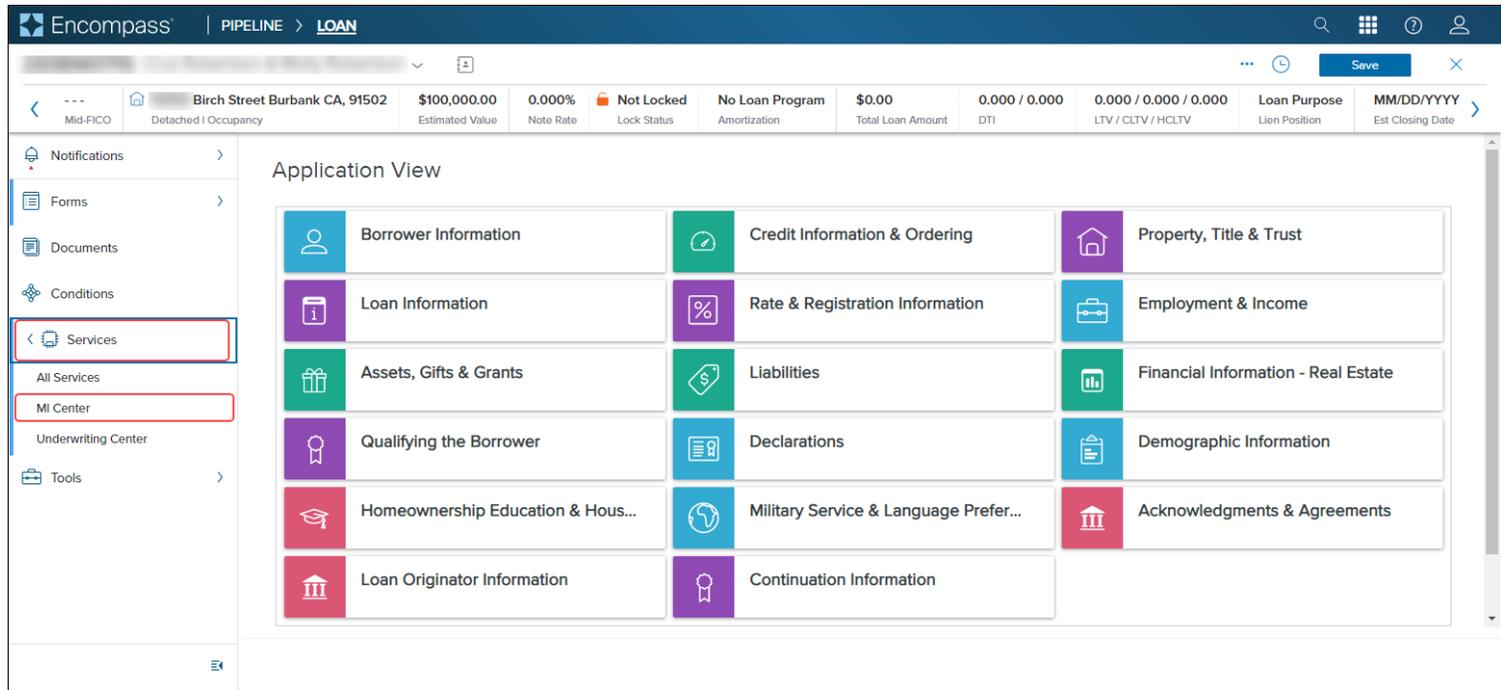


3. From the Pipeline, open the loan for which you want to place your MI order.

4. On the left navigation panel, click the **Forms** menu to collapse it (if applicable to your Encompass instance).

The screenshot displays the Encompass software interface for a loan application. At the top, the breadcrumb navigation shows 'PIPELINE > LOAN'. Below this, a summary bar contains various loan details: '231', 'Mid-FICO', 'Birch St Burbank CA, 91502', 'Appraised Value \$450,000.00', 'Note Rate 3.500%', 'Lock Status Not Locked', 'Fixed Rate No Loan Program', 'Purchase Price \$400,000.00', 'Total Loan Amount \$340,000.00', 'DTI 14.302 / 14.302', 'LTV / CLTV / HCLTV 85.000 / 85.000 / 85.000', and 'Purchase First'. The left navigation panel is open, showing a list of items including 'Forms', which is highlighted with a red box. The main content area, titled 'Application View', contains a grid of 12 application components, each with an icon and a title: Borrower Information, Credit Information & Ordering, Property, Title & Trust, Loan Information, Rate & Registration Information, Employment & Income, Assets, Gifts & Grants, Liabilities, Financial Information - Real Estate, Qualifying the Borrower, Declarations, Demographic Information, Homeownership Education & Housing Co..., Military Service & Language Preference, Acknowledgments & Agreements, Loan Originator Information, and Continuation Information.

5. Click the **Services** menu, and from the drop-down, click **MI Center**.



6. From the **New Order** drop-down list, click **ESSENT**.

Encompass | PIPELINE > LOAN

Mid-FICO | Birch Street Burbank CA, 91502 | \$100,000.00 Estimated Value | 0.000% Note Rate | Not Locked Lock Status | No Loan Program Amortization | \$0.00 Total Loan Amount | 0.000 / 0.000 DTI | 0.000 / 0.000 / 0.000 LTV / CLTV / HCLTV | Loan Purpose Lien Position | MM/DD/YYYY Est Closing Date

Mortgage Insurance Center

Select an action to start the mortgage insurance selection process

Compare Rate Quotes | New Order

- ARCH
- ENACT
- ESSENT**
- MGIC
- NATIONAL MI
- RADIAN

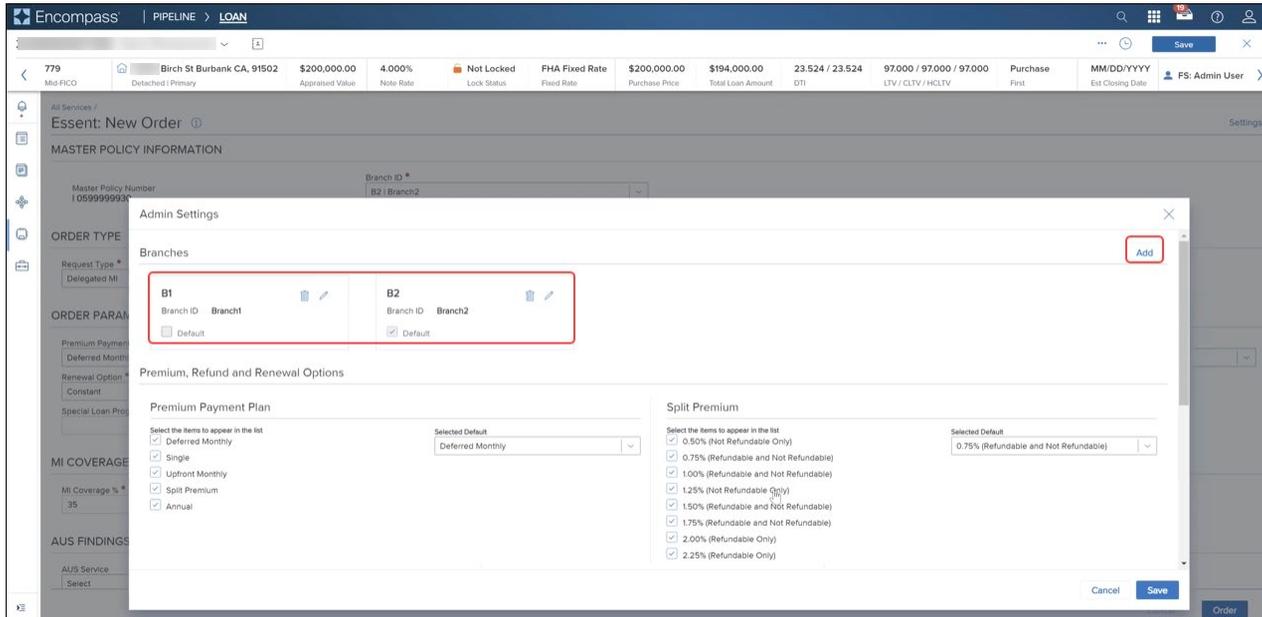
7. Click the **Settings** link in the top right corner.

The screenshot shows the Encompass 'Essent: New Order' form. At the top, there is a navigation bar with 'Encompass | PIPELINE > LOAN' and a 'Save' button. Below this is a summary bar with various loan details: 779 Mid-FICO, Birch St Burbank CA, 91502, \$200,000.00 Appraised Value, 4.000% Note Rate, Not Locked Lock Status, FHA Fixed Rate Fixed Rate, \$200,000.00 Purchase Price, \$194,000.00 Total Loan Amount, 23.524 / 23.524 DTI, 97.000 / 97.000 / 97.000 LTV / CLTV / HCLTV, Purchase First, MM/DD/YYYY Est Closing Date, and FS: Admin User. The main form is titled 'Essent: New Order' and has a 'Settings' link in the top right corner, which is highlighted with a red box. The form is divided into several sections: 'MASTER POLICY INFORMATION' with fields for Master Policy Number (10599999930) and Branch ID (B2 | Branch2); 'ORDER TYPE' with Request Type (Delegated MI) and Rate Quote ID; 'ORDER PARAMETERS' with Premium Payment Plan (Deferred Monthly), Split Premium Up Front Rate, Premium Paid By (Borrower Paid), Refund Option (Not Refundable), Renewal Option (Constant), Premium Financed, Relocation Loan, Special Loan Program, and Special Pricing; 'MI COVERAGE' with Mi Coverage % (35) and Affordable Housing Type (Select); 'AUS FINDINGS' with AUS Service (Select) and AUS Document Waiver; and 'ORIGINATOR INFORMATION' with Originator Type (Lender / Retail). At the bottom right, there are 'Cancel' and 'Order' buttons.

Admin Settings

Use the options in the *Admin Settings* window to configure each MI Service order type for Essent Guaranty.

1. **Branches:** Add and edit Branch information, including configuring the default branch for MI order submissions.



- Premium Paid By, Refund Option, Renewal Option:** Configure what displays in these lists when a user places an order
- MI Coverage Percentage:** Values are pre-populated out of the box. Click the **pencil** icon to edit the field and type latest values from Fannie Mae and/or Freddie Mac

The screenshot shows the 'Admin Settings' dialog box in the Encompass software. The dialog is titled 'Admin Settings' and contains the following sections:

- Premium Paid BY:** Includes a checkbox for 'Lender Paid' and a dropdown menu for 'Selected Default' set to 'Borrower Paid'.
- Refund Option:** Includes a checkbox for 'Refundable' and a dropdown menu for 'Selected Default' set to 'Not Refundable'.
- Renewal Option:** Includes checkboxes for 'Constant', 'Declining / Amortizing', and 'No Renewals', and a dropdown menu for 'Selected Default' set to 'Constant'.
- MI Coverage Percentage:** Includes radio buttons for 'Fannie Mae' (selected) and 'Freddie Mac'. Below this is a table of coverage options.

BASE LTV	FNMA STANDARD COVERAGE		FHLMC STANDARD COVERAGE		HOME READY / HOME POSSIBLE		HFA CHARTER
	TERM > 20 YEARS OR ARM	TERM <= 20 YEARS	TERM > 20 YEARS OR ARM	TERM <= 20 YEARS	TERM > 20 YRS OR ARM	TERM <= 20 YRS	ANY TERM
95.01% - 97.00%	35	35			25	25	18
90.01% - 95.00%	30	25	30	25	25	25	16
85.01% - 90.00%	25	12	25	12	25	12	12
85.00% & Under	12	6	12	6	12	6	6

The 'MI Coverage Percentage' table has a pencil icon in the 'HFA CHARTER ANY TERM' column for the 95.01% - 97.00% row, indicating it can be edited.

- Click the **Save** button.

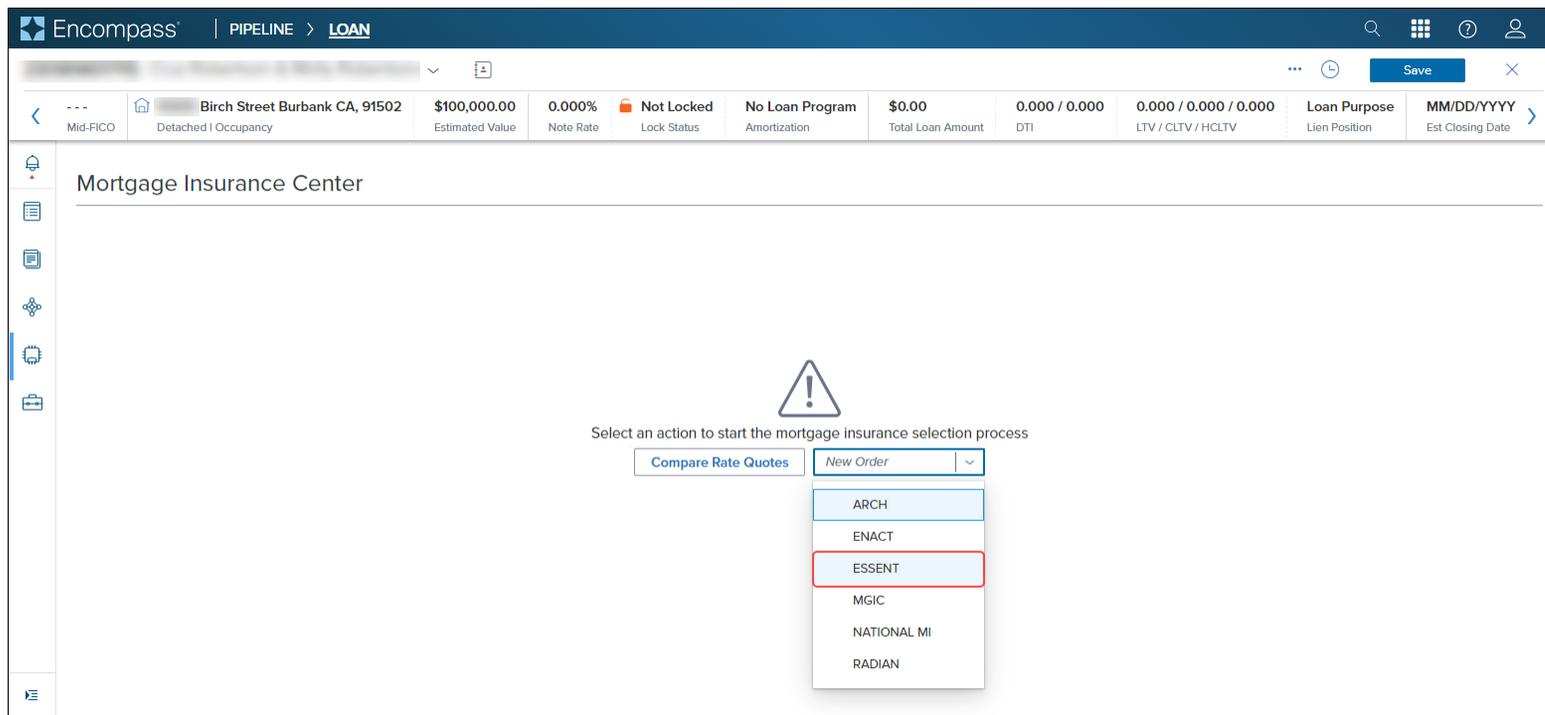
New MI order

The following new order types are supported for Essent:

- Rate Quote -Pricing Only
- Rate Quote -Pricing with Eligibility
- Delegated MI
- Non Delegated
- Contract Underwriting with MI
- Contract Underwriting without MI

For the purpose of this exercise, we will place a Delegated MI order.

1. Go to the MI Center, and from the **New Order** drop-down list, click **ESSENT**.



2. Note that the default selection in the Order Type Request Type drop-down field is **Rate Quote -Pricing with Eligibility**).

The screenshot displays the Encompass LOAN interface for a new order. The top navigation bar shows 'Encompass | PIPELINE > LOAN' and a search icon. Below the navigation bar, the user's name 'Cruz Robertson & Molly Robertson' is visible, along with a 'Save' button. A summary bar contains various loan details: Mid-FICO, Birch Street Burbank CA, 91502, \$100,000.00 Estimated Value, 0.000% Note Rate, Not Locked Lock Status, No Loan Program Amortization, \$0.00 Total Loan Amount, 0.000 / 0.000 DTI, 0.000 / 0.000 / 0.000 LTV / CLTV / HCLTV, Loan Purpose, MM/DD/YYYY Est Closing Date, and FS: Admin Mid4567890 User.

The main form area is titled 'Essent: New Order' and includes a 'Settings' link. The 'MASTER POLICY INFORMATION' section shows 'Master Policy Number' and 'Branch ID Test Branch 2 | 4321'. The 'ORDER TYPE' section features a 'Request Type' dropdown menu, which is highlighted with a red box and currently displays 'Rate Quote-Pricing with Eligibility'. The 'ORDER PARAMETERS' section contains several dropdown menus: 'Premium Payment Plan' (Deferred Monthly), 'Split Premium Up Front Rate', 'Premium Paid By' (Borrower Paid), and 'Refund Option' (Not Refundable). There are also checkboxes for 'Premium Financed' and 'Relocation Loan', and text input fields for 'Renewal Option' (Declining / Amortizing), 'Special Loan Program', and 'Special Pricing'. The 'MI COVERAGE' section includes 'MI Coverage %' (6) and 'Affordable Housing Type' (Select), with a link to 'MI COVERAGE % DETAILS'. The 'AUS FINDINGS' section has an 'AUS Service' dropdown (Select) and an 'AUS Document Waiver' checkbox. The 'ORIGINATOR INFORMATION' section includes an 'Originator Type' dropdown (Lender / Retail). At the bottom right, there are 'Cancel' and 'Order' buttons.

3. From the Request Type drop-down field, select **Delegated MI**.

Note that when you select **Delegated MI**, a *Rate Quote ID* field displays automatically. This feature can be used if you have already placed Rate Quote orders on the loan. For more information, see [Search Rate Quote ID](#).

The screenshot shows the Encompass 'New Order' page for a loan. The top navigation bar includes 'Encompass', 'PIPELINE', and 'LOAN'. Below this, a summary bar displays key loan details: Appraised Value (\$450,000.00), Note Rate (3.500%), Lock Status (Not Locked), Fixed Rate (No Loan Program), Purchase Price (\$400,000.00), Total Loan Amount (\$340,000.00), DTI (13.997 / 13.997), LTV / CLTV / HCLTV (85.000 / 85.000 / 85.000), Purchase First, and Est Closing Date (MM/DD/YYYY). The user is identified as 'FS: Admin Mid4567890 User'. The main form is titled 'Essent: New Order' and is divided into several sections: 'MASTER POLICY INFORMATION' (Master Policy Number, Branch ID), 'ORDER TYPE' (Request Type: Delegated MI, Rate Quote ID), 'ORDER PARAMETERS' (Premium Payment Plan: Deferred Monthly, Split Premium Up Front Rate, Premium Paid By: Borrower Paid, Refund Option: Not Refundable, Renewal Option: Declining / Amortizing, Special Loan Program, Premium Financed, Relocation Loan, Special Pricing), 'MI COVERAGE' (MI Coverage %: 12, Affordable Housing Type: Select, MI COVERAGE % DETAILS), 'AUS FINDINGS' (AUS Service: Select, AUS Document Waiver), and 'ORIGINATOR INFORMATION' (Originator Type: Lender / Retail). The 'Request Type' dropdown and the 'Rate Quote ID' field are highlighted with a red box. At the bottom right, there are 'Cancel' and 'Order' buttons.

4. Review the data displayed on this (New Order) page. Update if needed. For additional information on MI Coverage, see [MI Coverage](#).

5. Click the **Order** button.

The screenshot displays the Encompass LOAN interface for a 'New Order'. The top navigation bar includes the Encompass logo, 'PIPELINE > LOAN', and a 'Save' button. Below this, a summary bar shows loan details: Irvine CA, 92618, \$250,000.00, 3.375%, Net Locked, No Loan Program, \$250,000.00, \$220,000.00, 14,140 / 17,473, 88,000 / 88,000 / 88,000, Purchase, 08/29/2018, and F5: David Anema James. The main form is titled 'Essent: New Order' and is divided into several sections:

- MASTER POLICY INFORMATION:** Master Policy Number (0599999930) and Branch ID (B2 | Branch2).
- ORDER TYPE:** Request Type (Delegated MI) and Rate Quote ID.
- ORDER PARAMETERS:** Premium Payment Plan (Deferred Monthly), Split Premium Up Front Rate, Premium Paid By (Borrower Paid), and Refund Option (Not Refundable). It also includes checkboxes for Premium Financed, Relocation Loan, and Special Pricing.
- MI COVERAGE:** MI Coverage % (25) and Affordable Housing Type (Select).
- AUS FINDINGS:** AUS Service (Select) and AUS Document Waiver.
- ORIGINATOR INFORMATION:** Originator Type (Lender / Retail).

At the bottom right of the form, there are 'Cancel' and 'Order' buttons.

6. Wait for your order to be processed.

The screenshot displays the 'Essent: New Order' form in the Encompass system. The form is currently in a processing state, as indicated by the central logo and the text 'Your order is being processed'. The form is divided into several sections:

- MASTER POLICY INFORMATION:** Includes fields for Branch ID (82 / Branch 2) and Master Policy Number (059999930).
- ORDER TYPE:** Includes fields for Request Type (Delegated MI) and Rate Quote ID.
- ORDER PARAMETERS:** Includes fields for Premium Payment Plan (Deferred Monthly), Split Premium Up Front Rate, Premium Paid By (Borrower Paid), Refund Option (Not Refundable), Renewal Option (Constant), Premium Financed, Special Loan Program, and Special Pricing.
- MI COVERAGE:** Includes fields for MI Coverage % (25) and Affordable Housing Type (Select).
- AUS FINDINGS:** Includes fields for AUS Service (Select) and AUS Document Waiver.
- ORIGINATOR INFORMATION:** Includes fields for Originator Type (Lender / Retail).

The top of the screen shows a navigation bar with 'Encompass | PIPELINE > LOAN' and a top status bar with various loan details: Irvine CA, 92618, \$250,000.00, 3.375%, Not Locked, No Loan Program, \$220,000.00, 14.140 / 17.473, 88.000 / 88.000 / 88.000, Purchase First, 08/31/2018, and FS: David Anema James. A 'Save' button is visible in the top right corner.

- If your loan does not include all the required information and is not accepted, Essent sends back messages providing details on the issues with the loan. You can click the Error message window, go back to the loan file, update the information, and resubmit.

The screenshot shows the Encompass software interface for a loan file. The top navigation bar includes 'Encompass', 'PIPELINE', and 'LOAN'. Below this, a summary bar displays key loan details: Mid-FICO, Property Type (Primary), Estimated Value (\$0.00), Note Rate (0.000%), Lock Status (Not Locked), Amortization (No Loan Program), Purchase Price (\$100,000.00), Total Loan Amount (\$75,000.00), DTI (0.000 / 0.000), LTV / CLTV / HCLTV (75.000 / 0.000 / 0.000), Lien Position (Purchase), and Est Closing Date (MM/DD/YYYY). The user is identified as 'FS: A'.

The main content area is divided into sections: MASTER POLICY INFORMATION (Master Policy Number: 059999930), ORDER TYPE (Request Type: Delegated MI), and ORDER PARAMETERS (Premium Payment Plan: Deferred Monthly, Renewal Option: Declining / Amortizing, Special Loan Program). An error message window is overlaid on the screen, titled 'Error', and contains the following table of issues:

STATUS	DESCRIPTION
ⓘ	Please provide First Name and Last Name for Borrower ID 2. Please update your loan data and resubmit your request.
ⓘ	The data for "LOAN_FEATURES.GSEPropertyType" was not provided. Please review your loan details and resubmit with the missing information. If you have any questions or concerns, please contact EssentCONNECT at 833.ESNT4MI (833.376.8464) or EssentConnectSupport@essent.us. [OM-0060]
ⓘ	Lien Priority Type is Ineligible.
ⓘ	The data for "MORTGAGE_TERMS.LoanAmortizationTermMonths" was not provided. Please review your loan details and resubmit with the missing information. If you have any questions or concerns, please contact EssentCONNECT at 833.ESNT4MI (833.376.8464) or EssentConnectSupport@essent.us. [OM-0060]
ⓘ	The data for "MORTGAGE_TERMS.LoanAmortizationType" was not provided. Please review your loan details and resubmit with the missing information. If you have any questions or concerns, please contact EssentCONNECT at 833.ESNT4MI (833.376.8464) or EssentConnectSupport@essent.us. [OM-0060]

The error window includes 'Cancel' and 'Order' buttons at the bottom right.

8. After your order is submitted successfully, click the X on the top right corner of the Approved message window to close it.

The screenshot displays the Encompass software interface for a loan order. The top navigation bar shows 'Encompass | PIPELINE > LOAN'. The main header contains various loan details: '10655 Birch St Burbank CA, 91502-1234', '\$450,000.00 Appraised Value', '3.500% Note Rate', 'Not Locked Lock Status', 'No Loan Program Fixed Rate', '\$400,000.00 Purchase Price', '\$340,000.00 Total Loan Amount', '13.997 / 13.997 DTI', '85,000 / 85,000 / 85,000 LTV / CLTV / HCLTV', 'Purchase First', and 'MM/DD/YYYY Est Closing Date'. The user is identified as 'FS: Admin Mid4567890 User'. The main content area is titled 'Essent: New Order' and includes sections for 'MASTER POLICY INFORMATION', 'ORDER TYPE', 'ORDER PARAMETERS', 'MI COVERAGE', and 'AUS FINDINGS'. An 'Approved' modal window is overlaid on the form, featuring a green checkmark icon, the text 'Approved', 'Certificate #: 223', and 'MI Rates imported.'. Below this is a table with columns for 'Initial Premium at Closing', 'First Renewal', and 'Second Renewal', each with sub-columns for 'Percent %', 'Amount', and 'Duration'. The modal window has a close button (X) in the top right corner. The background form is dimmed, and the 'Order' button is visible at the bottom right.

9. This launches the *Order Summary* page displaying your placed order.

Encompass | PIPELINE > LOAN

Mid FICO | Birch St Burbank CA, 91502 | \$450,000.00 Appraised Value | 3.500% Note Rate | Not Locked Lock Status | No Loan Program Fixed Rate | \$400,000.00 Purchase Price | \$340,000.00 Total Loan Amount | 14.078 / 14.078 DTI | 85.000 / 85.000 / 85.000 LTV / CLTV / HCLTV | Purchase First | MM/DD/YYYY Est Closing Date | FS: Admin Mid4567890 User

Mortgage Insurance Center: Order Summary

Order #: 223

OVERVIEW | DOCUMENTS RECEIVED (1) | DOCUMENT UPLOADS (0)

Order Status: Approved ACTIVE ORDER

Type Delegated	Provider Essent	Order Date 11/08/2023 03:13 PM
Premium Payment Plan Periodic Monthly	Premium at Closing Deferred	Paid By Borrower
Refund Option Not Refundable	Renewal Option Declining	Product Description Borrower Paid Monthly
Certificate Expiration Date 03/08/2024	Premium Financed No	

Imported Rates

	Percent %	Amount	Duration
Initial Premium at Closing			
First Renewal			
Second Renewal			

Rates Imported On
11/08/2023 @ 03:14 PM by Admin Mid4567890 User

Rates

PRODUCT	INITIAL PREMIUM AT CLOSING			FIRST RENEWAL			SECOND RENEWAL		
	PERCENT %	AMOUNT	DURATION	PERCENT %	AMOUNT	DURATION	PERCENT %	AMOUNT	DURATION
Borrower Paid Monthly									

Esstent Messages

DATE	MESSAGE
11/08/2023 03:14 PM	Approved. Thanks for doing business with Esstent!

Search Rate Quote ID

Use the *Search Rate Quote ID* feature, if you have previously ordered Rate Quotes on the loan, to review the rate quotes and apply a preferred one to your non-Rate Quote MI order.

1. In the *Essent: New Order* window, click the *Rate Quote ID* field **Search** icon to view all Rate Quotes previously ordered on the loan.

The screenshot displays the 'Essent: New Order' window in the Encompass system. The top navigation bar shows 'Encompass | PIPELINE > LOAN'. Below this, a summary bar contains various loan details: '23', 'Birch St Burbank CA, 91502', '\$450,000.00 Appraised Value', '3.500% Note Rate', 'Not Locked Lock Status', 'No Loan Program Fixed Rate', '\$400,000.00 Purchase Price', '\$340,000.00 Total Loan Amount', '13.997 / 13.997 DTI', '85.000 / 85.000 / 85.000 LTV / CLTV / HCLTV', 'Purchase First', 'MM/DD/YYYY Est Closing Date', and 'FS: Admin Mid4567890 User'. The main content area is divided into several sections: 'MASTER POLICY INFORMATION' with 'Master Policy Number' and 'Branch ID' fields; 'ORDER TYPE' with 'Request Type' set to 'Delegated MI' and 'Rate Quote ID' field (the search icon in this field is highlighted with a red box); 'ORDER PARAMETERS' with fields for 'Premium Payment Plan', 'Renewal Option', 'Special Loan Program', 'Split Premium Up Front Rate', 'Premium Financed', 'Special Pricing', 'Premium Paid By', 'Relocation Loan', and 'Refund Option'; 'MI COVERAGE' with 'MI Coverage %' set to '12' and 'Affordable Housing Type' set to 'Select'; 'AUS FINDINGS' with 'AUS Service' set to 'Select' and 'AUS Document Waiver' checkbox; and 'ORIGINATOR INFORMATION' with 'Originator Type' set to 'Lender / Retail'. At the bottom right, there are 'Cancel' and 'Order' buttons.

2. In the *Search Rate Quote ID* window, review the list of rate quotes ordered on the loan.

Encompass | PIPELINE > LOAN

23

Mid FICO | Birch St Burbank CA, 91502 | \$450,000.00 | 3.500% | Not Locked | No Loan Program | \$400,000.00 | \$340,000.00 | 13.997 / 13.997 | 85.000 / 85.000 / 85.000 | Purchase | MM/DD/YYYY

Essent: New Order

MASTER POLICY INFORMATION

Master Policy Number: 055 | Branch ID: [dropdown]

Search Rate Quote ID

	RATE QUOTE ID	QUOTE TYPE	QUOTE DATE/TIME	EXPIRATION DATE	INITIAL PREMIUM AT CLOSING			FIRST RENEWAL		
					PERCENT %	AMOUNT	DURATION	PERCENT %	AMOUNT	DURATION
<input type="radio"/>	5995-1	Multi Quote	10/22/2023, 7:03:17 PM	01/20/2024	0.000000%	\$0.00	0 Months	0.250000%	\$70.83	120 Months
<input type="radio"/>	5995-2	Multi Quote	10/22/2023, 7:03:17 PM	01/20/2024	0.710000%	\$2,414.00	360 Months	--	--	--
<input type="radio"/>	5995-3	Multi Quote	10/22/2023, 7:03:17 PM	01/20/2024	1.170000%	\$3,978.00	360 Months	--	--	--

Cancel Select

Special Loan Program | Special Pricing

MI COVERAGE

MI Coverage %: 12 | Affordable Housing Type: [dropdown] | MI COVERAGE % DETAILS

AUS FINDINGS | AUS Service: [dropdown] | AUS Document Waiver:

ORIGINATOR INFORMATION | Originator Type: [dropdown]

Cancel Order

3. Click the arrow corresponding to a rate quote...

	RATE QUOTE ID	QUOTE TYPE	QUOTE DATE/TIME	EXPIRATION DATE	INITIAL PREMIUM AT CLOSING			FIRST RENEWAL		
					PERCENT %	AMOUNT	DURATION	PERCENT %	AMOUNT	DURATION
<input type="radio"/>	995-1	Multi Quote	10/22/2023, 7:03:17 PM	01/20/2024	0.000000%	\$0.00	0 Months	0.250000%	\$70.83	120 Months
<input type="radio"/>	995-2	Multi Quote	10/22/2023, 7:03:17 PM	01/20/2024	0.710000%	\$2,414.00	360 Months	--	--	--
<input type="radio"/>	995-3	Multi Quote	10/22/2023, 7:03:17 PM	01/20/2024	1.170000%	\$3,978.00	360 Months	--	--	--

4. ... to view details of the quote.

	RATE QUOTE ID	QUOTE TYPE	QUOTE DATE/TIME	EXPIRATION DATE	INITIAL PREMIUM AT CLOSING			FIRST RENEWAL		
					PERCENT %	AMOUNT	DURATION	PERCENT %	AMOUNT	DURATION
<input checked="" type="radio"/>	995-1	Multi Quote	10/22/2023, 7:03:17 PM	01/20/2024	0.000000%	\$0.00	0 Months	0.250000%	\$70.83	120 Months

Rate Quote ID Details

Premium Plan Periodic Monthly	Premium at Closing --	Paid By Borrower	Refund Option Not Refundable	Renewal Option Constant	Product Description 67295995-1 BPMI Periodic Monthly Constant	Renewal Option Constant
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5. Click the radio button corresponding to the rate quote you want to apply, and then click the **Select** button.

	RATE QUOTE ID	QUOTE TYPE	QUOTE DATE/TIME	EXPIRATION DATE	INITIAL PREMIUM AT CLOSING			FIRST RENEWAL		
					PERCENT %	AMOUNT	DURATION	PERCENT %	AMOUNT	DURATION
<input type="radio"/>	95995-1	Multi Quote	10/22/2023, 7:03:17 PM	01/20/2024	0.000000%	\$0.00	0 Months	0.250000%	\$70.83	120 Months
<input checked="" type="radio"/>	95995-2	Multi Quote	10/22/2023, 7:03:17 PM	01/20/2024	0.710000%	\$2,414.00	360 Months	--	--	--
<input type="radio"/>	95995-3	Multi Quote	10/22/2023, 7:03:17 PM	01/20/2024	1.170000%	\$3,978.00	360 Months	--	--	--

6. This returns you to the *Essent MI: New Order* window - note that the selected Rate Quote ID is applied to your order.

The screenshot shows the Encompass 'Essent: New Order' window. At the top, the breadcrumb navigation reads 'PIPELINE > LOAN'. A summary bar displays key loan details: Appraised Value (\$450,000.00), Note Rate (3.500%), Lock Status (Not Locked), Fixed Rate (No Loan Program), Purchase Price (\$400,000.00), Total Loan Amount (\$340,000.00), DTI (13.997 / 13.997), LTV / CLTV / HCLTV (85.000 / 85.000 / 85.000), Purchase First, and Est Closing Date (MM/DD/YYYY). The main content area is titled 'Essent: New Order' and includes sections for 'MASTER POLICY INFORMATION', 'ORDER TYPE', 'ORDER PARAMETERS', 'MI COVERAGE', 'AUS FINDINGS', and 'ORIGINATOR INFORMATION'. The 'ORDER TYPE' section has a red box around the 'Rate Quote ID' field, which is set to '5995-2'. The 'ORDER PARAMETERS' section includes fields for 'Premium Payment Plan' (Deferred Monthly), 'Split Premium Up Front Rate', 'Premium Paid By' (Borrower Paid), and 'Refund Option' (Not Refundable). The 'MI COVERAGE' section shows 'MI Coverage %' at 12 and 'Affordable Housing Type' set to 'Select'. The 'AUS FINDINGS' section has 'AUS Service' set to 'Select' and 'AUS Document Waiver' unchecked. The 'ORIGINATOR INFORMATION' section has 'Originator Type' set to 'Lender / Retail'. At the bottom right, there are 'Cancel' and 'Order' buttons.

MI Coverage

The *MI Coverage %* value is system-calculated auto-populated each time the *New Order* window is launched. You can update this value if needed.

The screenshot shows the 'Essent: New Order' window in the Encompass software. The top navigation bar includes 'Encompass', 'PIPELINE > LOAN', and a 'Save' button. Below the navigation bar, a summary row displays key loan details: 779 (Mid-FICO), Birch St Burbank CA, 91502, \$200,000.00 (Appraised Value), 4.000% (Note Rate), Not Locked (Lock Status), FHA Fixed Rate (Fixed Rate), \$200,000.00 (Purchase Price), \$194,000.00 (Total Loan Amount), 23.524 / 23.524 (DTI), 97.000 / 97.000 / 97.000 (LTV / CLTV / HCLTV), Purchase (First), and MM/DD/YYYY (Est Closing Date). The user is identified as FS: Admin User.

The main form is divided into several sections:

- MASTER POLICY INFORMATION:** Master Policy Number 1059999930, Branch ID B2 | Branch2.
- ORDER TYPE:** Request Type Delegated MI, Rate Quote ID (searchable).
- ORDER PARAMETERS:** Premium Payment Plan (Deferred Monthly), Split Premium Up Front Rate, Premium Paid By (Borrower Paid), Refund Option (Not Refundable), Renewal Option (Constant), Premium Financed, Relocation Loan, Special Loan Program, and Special Pricing.
- MI COVERAGE:** MI Coverage % (35, highlighted with a red box), Affordable Housing Type (Select).
- AUS FINDINGS:** AUS Service (Select), AUS Document Waiver (checkbox).
- ORIGINATOR INFORMATION:** Originator Type (Lender / Retail).

Buttons for 'Cancel' and 'Order' are located at the bottom right of the form.

1. In the Essent New Order window, click the **MI COVERAGE % DETAILS** link.

The screenshot displays the 'Essent: New Order' window in the Encompass system. The top navigation bar shows 'Encompass' and 'PIPELINE > LOAN'. A summary bar at the top contains the following information: 779 Mid-FICO, Birch St Burbank CA, 91502, \$200,000.00 Appraised Value, 4.000% Note Rate, Not Locked Lock Status, FHA Fixed Rate Fixed Rate, \$200,000.00 Purchase Price, \$194,000.00 Total Loan Amount, 23.524 / 23.524 DTI, 97.000 / 97.000 / 97.000 LTV / CLTV / HCLTV, Purchase First, MM/DD/YYYY Est Closing Date, and FS: Admin User. The main content area is divided into several sections: 'MASTER POLICY INFORMATION' with fields for Master Policy Number (0599999930) and Branch ID (B2 | Branch2); 'ORDER TYPE' with Request Type (Delegated MI) and Rate Quote ID; 'ORDER PARAMETERS' with Premium Payment Plan (Deferred Monthly), Split Premium Up Front Rate, Premium Paid By (Borrower Paid), Refund Option (Not Refundable), Renewal Option (Constant), Premium Financed, Relocation Loan, Special Loan Program, and Special Pricing; 'MI COVERAGE' with MI Coverage % (35) and Affordable Housing Type (Select); 'AUS FINDINGS' with AUS Service (Select) and AUS Document Waiver; and 'ORIGINATOR INFORMATION' with Originator Type (Lender / Retail). A red box highlights the 'MI COVERAGE % DETAILS' link in the MI COVERAGE section. The bottom right corner features 'Cancel' and 'Order' buttons.

2. In the *MI Coverage % Details* window, review the details of the calculated value.
 - The value with the checkmark indicates the final value that is displayed in the *MI Coverage %* field.
 - Most of the fields in this window are read-only.
 - You can update the value in the **Affordable Housing Type** drop-down field.

The screenshot shows the Encompass software interface with the 'MI Coverage % Details' window open. The window title is 'MI Coverage % Details' and it contains a refresh icon and a warning message: 'Refreshing the MI Coverage % will calculate the default coverage percentage using stored loan values, which are shown below. This will also reset the Affordable Housing Type field to its default value. Affordable Housing Type may be further modified here for ordering purposes, but any changes will not be stored on the loan. In all cases, the calculated coverage % value result will be shown in the table below.'

Fields in the window include:

- MI Coverage %: 35
- Affordable Housing Type: Select
- FNMA Lending Product: [Read-only]
- FHLMC Offering Identifier: [Read-only]
- Amortization Type: Fixed
- LTV: 97.0
- Term: 30 years or 360 months

A table of coverage options is displayed below:

BASE LTV	FNMA STANDARD COVERAGE		HOME READY / HOME POSSIBLE		HFA CHARTER
	TERM > 20 YEARS OR ARM	TERM <= 20 YEARS	TERM > 20 YRS OR ARM	TERM <= 20 YRS	ANY TERM
95.01% - 97.0%	35	35	25	25	18
90.01% - 95.0%	30	25	25	25	16
85.01% - 90.0%	25	12	25	12	12
85.0% & Under	12	6	12	6	6

A red arrow points to the 'MI Coverage %' field, which is currently set to 35. A checkmark is visible in the 'FNMA STANDARD COVERAGE' column for the '95.01% - 97.0%' row in the table.

3. From the *Affordable Housing Type* drop-down list, select a value such as **HFA Preferred**.

The screenshot displays the Encompass software interface for a loan order. The main window shows loan details for a \$200,000.00 loan at 4.000% interest. A modal window titled "MI Coverage % Details" is open, providing information on coverage percentages and a table of FNMA Standard Coverage. The "Affordable Housing Type" dropdown menu is highlighted, showing "HFA Preferred" as the selected option.

MI Coverage % Details

Refreshing the MI Coverage % will calculate the default coverage percentage using stored loan values, which are shown below. This will also reset the Affordable Housing Type field to its default value. Affordable Housing Type may be further modified here for ordering purposes, but any changes will not be stored on the loan. In all cases, the calculated coverage % value result will be shown in the table below.

MI Coverage %: 35

FNMA's Lending Product: [Blank]

Amortization Type: Fixed

Term: 30 years or 360 months

BASE LTV	FNMA STANDARD COVERAGE		HFA CHARTER	
	TERM > 20 YEARS OR ARM	TERM	ANY TERM	TERM
95.01% - 97.0%	35	35	18	
90.01% - 95.0%	30	25	16	
85.01% - 90.0%	25	12	12	
85.0% & Under	12	6	6	

Affordable Housing Type

- Select
- HFA Preferred
- HFA Preferred Risk Sharing
- Home Ready
- Home Possible
- HFA Advantage

Buttons: Close, Cancel, Order

4. Note that the *HFA CHARTER ANY TERM* value now displays a checkmark.

The screenshot shows the Encompass software interface for a loan order. The main window displays loan details such as '779 Mid-FICO', 'Birch St Burbank CA, 91502', '\$200,000.00 Appraised Value', '4.000% Note Rate', 'Not Locked Lock Status', 'FHA Fixed Rate Fixed Rate', '\$200,000.00 Purchase Price', '\$194,000.00 Total Loan Amount', '23.524 / 23.524 DTI', '97.000 / 97.000 / 97.000 LTV / CLTV / HCLTV', 'Purchase First', and 'MM/DD/YYYY Est Closing Date'. The user is identified as 'FS: Admin User'.

A pop-up window titled 'MI Coverage % Details' is open, displaying the following information:

- Refresh message: Refreshing the MI Coverage % will calculate the default coverage percentage using stored loan values, which are shown below. This will also reset the Affordable Housing Type field to its default value. Affordable Housing Type may be further modified here for ordering purposes, but any changes will not be stored on the loan. In all cases, the calculated coverage % value result will be shown in the table below.
- MI Coverage %: 35
- Affordable Housing Type: HFA Preferred
- FNMA's Lending Product: [Redacted]
- PHLMC Offering Identifier: [Redacted]
- Amortization Type: Fixed
- LTV: 97.0
- Term: 30 years or 360 months

The table below shows the calculated coverage percentages for different loan types:

BASE LTV	FNMA STANDARD COVERAGE		HOME READY / HOME POSSIBLE		HFA CHARTER
	TERM > 20 YEARS OR ARM	TERM <= 20 YEARS	TERM > 20 YRS OR ARM	TERM <= 20 YRS	ANY TERM
95.0% - 97.0%	35	35	25	25	18 <input checked="" type="checkbox"/>
90.0% - 95.0%	30	25	25	25	16
85.0% - 90.0%	25	12	25	12	12
85.0% & Under	12	6	12	6	6

The 'HFA CHARTER ANY TERM' value of 18 is highlighted in blue and has a red checkmark next to it. A 'Close' button is visible at the bottom right of the pop-up window.

5. Go to the *MI Coverage %* field and click the **Refresh** icon.

The screenshot shows the Encompass software interface for a loan order. The main window displays loan details such as '779 Mid-RICO', 'Birch St Burbank CA, 91502', '\$200,000.00 Appraised Value', '4.000% Note Rate', 'Not Locked Lock Status', 'FHA Fixed Rate Fixed Rate', '\$200,000.00 Purchase Price', '\$194,000.00 Total Loan Amount', '23.524 / 23.524 DTI', '97,000 / 97,000 / 97,000 LTV / CLTV / HCLTV', 'Purchase First', and 'MM/DD/YYYY Est Closing Date'. The user is identified as 'FS: Admin User'.

The 'Essent: New Order' window is open, showing 'MASTER POLICY INFORMATION' with 'Master Policy Number: I 059999930' and 'Branch ID: B2 | Branch2'. The 'ORDER TYPE' is 'Request Type: Delegated MI'. The 'ORDER PARAM' section includes 'Premium Payment: Deferred Month', 'Renewal Option: Constant', and 'Special Loan Program'. The 'MI COVERAGE' section is highlighted.

The 'MI Coverage % Details' pop-up window is open, displaying a table of coverage percentages. The 'MI Coverage %' field is set to 35 and has a refresh icon (a circular arrow) next to it. The 'Affordable Housing Type' is set to 'HFA Preferred'. The 'FNMA's Lending Product' and 'Amortization Type' are also visible. The table below shows the calculated coverage percentages for various scenarios.

BASE LTV	FNMA STANDARD COVERAGE		HOME READY / HOME POSSIBLE		HFA CHARTER
	TERM > 20 YEARS OR ARM	TERM <= 20 YEARS	TERM > 20 YRS OR ARM	TERM <= 20 YRS	ANY TERM
95.01% - 97.0%	35	35	25	25	18
90.01% - 95.0%	30	25	25	25	16
85.01% - 90.0%	25	12	25	12	12
85.0% & Under	12	6	12	6	6

The 'MI Coverage %' field is highlighted in blue, and the refresh icon is circled in red. The 'Close' button is visible at the bottom right of the pop-up window.

6. Confirm that the value in the checkmarked field also displays in the *MI Coverage %* field.

The screenshot shows the Encompass software interface for a loan order. A pop-up window titled "MI Coverage % Details" is open, displaying a table of coverage percentages. A red arrow points from the "MI Coverage %" field (value 18) to the "18" value in the "HFA CHARTER ANY TERM" column of the table.

MI Coverage % Details

Refreshing the MI Coverage % will calculate the default coverage percentage using stored loan values, which are shown below. This will also reset the Affordable Housing Type field to its default value. Affordable Housing Type may be further modified here for ordering purposes, but any changes will not be stored on the loan. In all cases, the calculated coverage % value result will be shown in the table below.

MI Coverage %: 18
 Affordable Housing Type: HFA Preferred

FNMA's Lending Product: [Redacted]
 FHLMC Offering Identifier: [Redacted]

Amortization Type: Fixed
 LTV: 97.0
 Term: 30 years or 360 months

BASE LTV	FNMA STANDARD COVERAGE		HOME READY / HOME POSSIBLE		HFA CHARTER
	TERM > 20 YEARS OR ARM	TERM <= 20 YEARS	TERM > 20 YRS OR ARM	TERM <= 30 YRS	ANY TERM
95.01% - 97.0%	35	35	25	25	18 ✓
90.01% - 95.0%	30	25	25	25	16
85.01% - 90.0%	25	12	25	12	12
85.0% & Under	12	6	12	6	6

7. Click the **Close** button.

The screenshot shows the Encompass software interface for a loan order. A dialog box titled "MI Coverage % Details" is open, displaying a table of coverage percentages. The table has columns for "FNMA STANDARD COVERAGE", "HOME READY / HOME POSSIBLE", and "HFA CHARTER". The rows represent different LTV ranges: "95.01% - 97.0%", "90.01% - 95.0%", "85.01% - 90.0%", and "85.0% & Under". The "HFA CHARTER" column has a checkmark in the first row. A "Close" button is visible at the bottom right of the dialog box.

MI Coverage % Details

Refreshing the MI Coverage % will calculate the default coverage percentage using stored loan values, which are shown below. This will also reset the Affordable Housing Type field to its default value. Affordable Housing Type may be further modified here for ordering purposes, but any changes will not be stored on the loan. In all cases, the calculated coverage % value result will be shown in the table below.

MI Coverage % * 18 Affordable Housing Type HFA Preferred

FNMA's Lending Product FHLMC Offering Identifier

Amortization Type Fixed LTV 97.0 Term 30 years or 360 months

BASE LTV	FNMA STANDARD COVERAGE		HOME READY / HOME POSSIBLE		HFA CHARTER
	TERM > 30 YEARS OR ARM	TERM ≤ 20 YEARS	TERM > 20 YRS OR ARM	TERM ≤ 20 YRS	ANY TERM
95.01% - 97.0%	35	35	25	25	18 ✓
90.01% - 95.0%	30	25	25	25	16
85.01% - 90.0%	25	12	25	12	12
85.0% & Under	12	6	12	6	6

Close