

## ESSENT USER MI TIP SHEET

# EssentFLEX® Encompass EMN

Report Request

**ESSENT®**

Login Information

User ID: 333333311.encompass  
Password:   
Branch Master Policy ID: 333333311

Request ID/Password  Save Login Information

Order Check Status/View Result Document Upload History (\*) Required field

Request Type: Rate Quote-Pricing with Eligibility

Mortgage Insurance Information

Premium Plan: Monthly  Deferred Premium Plan Type: Borrower Paid  Premium Financed

MI Coverage %: 25 

Refundable?: Not Refundable

Renewal Type: Level

Split Premium Upfront Rate:

Additional Loan Information

Special Program ID (if applicable): **1** FLEX 1768 

Special Pricing:  State Housing Agency  Relocation Loan

Reduced Documentation Type: None

Originator Information

Originator Channel Type: Lender/Retail

Third Party Company Name:

Third Party Company City:

Third Party Company State:

Select checkbox to indicate AUS result

LP ID:  DU Case ID:

Credit Risk Class: Purchase Eligibility: Recommendation:

**2** Rate Quote

EssentFLEX® allows borrowers to tailor their monthly borrower-paid mortgage insurance (BPMI) premium to their individual financial situation. Borrowers pay a customized upfront portion of their MI premium at closing to lower their monthly MI premium. The upfront premium can be funded by the borrower, seller or other interested third party.

EssentFLEX® offers ultimate flexibility because the cost of MI can be divided into a single, upfront premium payment and a lower monthly payment. Lenders enter the amount of available funds to be paid upfront to lower the borrower's monthly MI premium payment, along with other required loan scenario details, to receive a quote with upfront and monthly MI premium amounts.

1. Add the upfront premium paid by the borrower in the **Special Program ID** field formatted as: **FLEX \$[amount]**
2. Click **Rate Quote** and **Import Rates**
3. After importing rates, view the quote by double clicking the attachment.
4. The upfront and the monthly payment will show on the quote
5. Proposed Monthly Payment Section (*Monthly MI is imported*)
6. By clicking the pencil beside the Mortgage Insurance field, you can see the upfront premium due from the borrower and the monthly premium

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Order No.	Order Date	Requested Service	Status	Status Date
69120750	01-30-2025 03:43 PM	Rate Quote-Pricing with Eligibility	Eligible	01-30-2025 03:43 PM

Direct Document Upload 

Essent Messages:

If you have questions, please contact EssentCONNECT at 833.ESNT4MI (833.376.8464) or essentconnectsupport@essent.us. To review Guidelines and Rates for Essent, please visit www.essent.us. [Quotes-21]

Attachments: **3** RateQuoteResponse (01-30-2025 03:43 PM) 

**4** View 

Quick Entry - Total Monthly Payment

**5**   

**6**  

**Total Monthly Payment**

Proposed

First Mortgage (P & I)	2,044.04
Subordinate Lien(s) (P & I)	35.00
Homeowner's Insurance	35.00
Supplemental Property Insurance	163.00
Mortgage Insurance	327.00
Association/Project Dues	0.00
Other	0.00
<b>Total</b>	<b>2,569.04</b>

**BORROWERSUMMARY\_TOTALPAYMENT**

**6**  

**Upfront Mortgage Insurance Premium / Funding / Guarantee Fee**

Base Loan Amount	360,000.00
MIP / Funding / Guarantee	0.212500
Amount Paid in Cash	765.00
<b>6</b>  Lock	<b>360,000.00</b>

**Monthly Mortgage Insurance**

Calculated Based On	Loan Amount
1. 1.050000 %	120 Months
2. 0.200000 %	240 Months

**Mortgage Insurance (FHA and VA)**

Type of Veteran  Is this the first use of the VA loan program?

**6**   

Lender Name: \*\*\*DO-NOT-USE\*\*\*TU TESTING  
Lender Address: 101 S STRATFORD RD STE 400 WINSTON SALEM, NC 27104

Master Policy Number: 333333534  
Borrower Name: Sunny Beach  
Property Address: 50 SUBJECT PROP ST FOLSOM, CA 95360

**Rate Results**

EssentFLEX Monthly Non-Refundable	
Premium Payment Type	Borrower Paid
Renewal Type	Level
Coverage Percent	25 %
Base Loan Amount	\$360,000.00
Total Loan Amount	\$360,000.00
<b>MI Premium</b>	<b>\$784.80</b>
Upfront Payment	\$784.80
Monthly Payment	\$114.00
MI Rate	0.2180 %
Upfront Rate	0.38 %
Monthly Rate	0.38 %
<b>Note Rate</b>	<b>5.500 %</b>

**4**  

**Essent Rate Calculation Detail**

Base MI Rate	0.38 %
Final MI Rate	0.38 %
Upfront Premium Rate	0.2180 %

• MI premium and rate include taxes/surcharges, if applicable.  
• If a Renewal was chosen, MI premium and rate including taxes/surcharges, if applicable. MI premium payment and rate remains the same through year.  
• The Upfront Amount returned may vary slightly from the requested Upfront Payment Amount.

Mortgage Insurance provided by Essent Guaranty, Inc.