

ESSENT USER MI TIP SHEET

EssentFLEX® Encompass EPC

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. Enter the upfront premium paid by the borrower in the **Special Program ID** field formatted as: **FLEX \$[amount]**
2. Click **Order**
3. The response screen will show the Initial Premium at Closing along with the monthly amount due
4. Click **Import MI Rates**
5. The Active Order screen will also show the amount due at closing along with the monthly MI payment
6. Return to the Proposed Monthly Payment section of the application and click the pencil beside Mortgage Insurance
7. The amount of the upfront premium will show as a prepaid item

Initial Premium at Closing			First Renewal			Second Renewal		
Percent %	Amount	Duration	Percent %	Amount	Duration	Percent %	Amount	Duration
0.245900%	\$883.80	1 Months	0.160000%	\$48.00	120 Months	0.160000%	\$48.00	240 Months

PRODUCT	PERCENT %	AMOUNT	DURATION	FIRST RENEWAL PERCENT %	AMOUNT	DURATION	SECOND RENEWAL PERCENT %	AMOUNT	DURATION
Borrower Paid Monthly	0.245900%	\$883.80	1 Months	0.160000%	\$48.00	120 Months	0.160000%	\$48.00	240 Months

Category	Amount
First Mortgage (P&I)	\$ 2,044.04
Homeowner's Insurance	\$ 35.00
Property Taxes	\$ 163.00
Mortgage Insurance	\$ 48.00
Association/Project Dues (Condo, Co-op, PUD)	\$ 0.00
Total	\$ 2,290.04

Mortgage Insurance provided by Essent Guaranty, Inc.