

ANNOUNCEMENT

EFFECTIVE: JUNE 18, 2018

Updated Monthly and Borrower-Paid (BPMI) Single Premium Rates

Essent is implementing updates to our Borrower-Paid (BPMI) and Lender-Paid (LPMI) Monthly Premium rates, as well as our Borrower-Paid (BPMI) Non-Refundable Single Premium rates. Our updated rates include new premium adjustments for loans with two or more borrowers and loans with Debt-to-Income (DTI) ratios greater than 45%. These changes will be effective for mortgage insurance (MI) commitments issued on or after June 18, 2018, subject to regulatory approval. Updated rate cards are included with this announcement.

Essent Online Rate Finder will also reflect the rate changes, including the new adjustments, on June 18, subject to regulatory approval.

BORROWER-PAID MONTHLY RATE HIGHLIGHTS

LTV	Coverage	Selected Borrower-Paid Monthly Premium Rates							
		≥760	740-759	720-739	700-719	680-699	660-679	640-659	620-639
95.01-97%	35%	0.58%	0.70%	0.87%	0.99%	1.21%	1.54%	1.65%	1.86%
90.01-95%	30%	0.38%	0.53%	0.66%	0.78%	0.96%	1.28%	1.33%	1.42%
85.01-90%	25%	0.28%	0.38%	0.46%	0.55%	0.65%	0.90%	0.91%	0.94%
85% & below	12%	0.19%	0.20%	0.23%	0.25%	0.28%	0.38%	0.40%	0.44%

30-Year, Fixed Rate, Purchase and Rate/Term Refinance, Primary Residence, Non-Refundable

BORROWER-PAID NON-REFUNDABLE SINGLE RATE HIGHLIGHTS

LTV	Coverage	Selected Borrower-Paid Non-Refundable Single Premium Rates							
		≥760	740-759	720-739	700-719	680-699	660-679	640-659	620-639
95.01-97%	35%	1.58%	2.19%	2.75%	3.18%	3.68%	4.65%	4.93%	5.96%
90.01-95%	30%	1.22%	1.73%	2.16%	2.52%	2.92%	3.69%	3.91%	4.72%
85.01-90%	25%	0.87%	1.16%	1.48%	1.75%	1.99%	2.50%	2.65%	3.20%
85% & below	12%	0.47%	0.54%	0.64%	0.71%	0.85%	1.00%	1.06%	1.27%

30-Year, Fixed Rate, Purchase and Rate/Term Refinance, Primary Residence

For availability of rates by state, please see our [Rate Availability Chart](#), which can be accessed at essent.us as of June 18.

If you have any questions regarding these updates, please contact your [Essent account manager](#).

ESSENT | MI, That's Smart.

Mortgage Insurance provided by Essent Guaranty, Inc.

BPMI Monthly Rates

Purchase and Rate/Term Refinance, Primary Residence, Non-Refundable

FIXED RATE		AMORTIZATION TERM >20 YEARS							
LTV	Coverage	≥760	740-759	720-739	700-719	680-699	660-679	640-659	620-639
97% -95.01%	35%	0.58%	0.70%	0.87%	0.99%	1.21%	1.54%	1.65%	1.86%
	25%	0.46%	0.58%	0.70%	0.79%	0.98%	1.23%	1.31%	1.50%
	18%	0.39%	0.51%	0.61%	0.68%	0.85%	1.05%	1.17%	1.27%
95% -90.01%	30%	0.38%	0.53%	0.66%	0.78%	0.96%	1.28%	1.33%	1.42%
	25%	0.34%	0.48%	0.59%	0.68%	0.87%	1.11%	1.19%	1.25%
	16%	0.30%	0.40%	0.48%	0.58%	0.72%	0.95%	1.04%	1.13%
90% -85.01%	25%	0.28%	0.38%	0.46%	0.55%	0.65%	0.90%	0.91%	0.94%
	12%	0.22%	0.27%	0.32%	0.39%	0.46%	0.62%	0.65%	0.73%
85% & below	12%	0.19%	0.20%	0.23%	0.25%	0.28%	0.38%	0.40%	0.44%
	6%	0.17%	0.19%	0.22%	0.24%	0.27%	0.37%	0.39%	0.42%

FIXED RATE		AMORTIZATION TERM ≤20 YEARS							
LTV	Coverage	≥760	740-759	720-739	700-719	680-699	660-679	640-659	620-639
97% -95.01%	35%	0.40%	0.53%	0.68%	0.80%	1.01%	1.34%	1.51%	1.72%
	25%	0.35%	0.45%	0.52%	0.63%	0.78%	1.01%	1.16%	1.32%
	18%	0.28%	0.35%	0.42%	0.52%	0.63%	0.79%	0.91%	1.05%
95% -90.01%	30%	0.32%	0.43%	0.52%	0.62%	0.77%	0.95%	1.08%	1.27%
	25%	0.30%	0.39%	0.46%	0.56%	0.67%	0.83%	0.97%	1.14%
	16%	0.23%	0.29%	0.34%	0.41%	0.50%	0.62%	0.73%	0.84%
90% -85.01%	25%	0.25%	0.31%	0.37%	0.44%	0.51%	0.66%	0.74%	0.89%
	12%	0.19%	0.21%	0.25%	0.28%	0.33%	0.42%	0.48%	0.56%
85% & below	12%	0.17%	0.19%	0.23%	0.23%	0.26%	0.32%	0.34%	0.41%
	6%	0.14%	0.16%	0.20%	0.21%	0.21%	0.23%	0.25%	0.28%

ADJUSTMENTS	≥760	740-759	720-739	700-719	680-699	660-679	640-659	620-639
≥ 2 Borrowers/LTV 95.01%-97%	-0.13%	-0.13%	-0.13%	-0.13%	-0.14%	-0.15%	-0.16%	-0.18%
≥ 2 Borrowers/LTV 90.01%-95%	-0.09%	-0.09%	-0.09%	-0.10%	-0.11%	-0.12%	-0.14%	-0.16%
≥ 2 Borrowers/LTV 85.01%-90%	-0.07%	-0.07%	-0.07%	-0.07%	-0.08%	-0.09%	-0.09%	-0.10%
≥ 2 Borrowers/LTV 85% & below	-0.03%	-0.03%	-0.03%	-0.03%	-0.03%	-0.03%	-0.03%	-0.04%
DTI > 45%/LTV 95.01%-97%	+0.10%	+0.14%	+0.17%	+0.21%	N/A	N/A	N/A	N/A
DTI > 45%/LTV 90.01%-95%	+0.09%	+0.11%	+0.14%	+0.18%	N/A	N/A	N/A	N/A
DTI > 45%/LTV 85.01%-90%	+0.07%	+0.10%	+0.12%	+0.15%	N/A	N/A	N/A	N/A
DTI > 45%/LTV 85% & below	+0.03%	+0.04%	+0.05%	+0.05%	N/A	N/A	N/A	N/A
Second Home	+0.12%	+0.13%	+0.14%	+0.17%	+0.20%	+0.35%	+0.40%	+0.45%
Investment Property	+0.34%	+0.38%	+0.38%	N/A	N/A	N/A	N/A	N/A
Relocation	-0.02%	-0.04%	-0.04%	-0.07%	-0.07%	-0.10%	-0.12%	-0.12%
BPMI Refundable Monthly	+0.01%	+0.01%	+0.01%	+0.02%	+0.02%	+0.03%	+0.03%	+0.03%
BPMI Annual Refundable	-0.02%	-0.03%	-0.03%	-0.04%	-0.04%	-0.05%	-0.07%	-0.07%
BPMI Amortizing Renewal	+0.02%	+0.03%	+0.03%	+0.04%	+0.04%	+0.05%	+0.07%	+0.07%
LPMI Monthly	+0.04%	+0.06%	+0.08%	+0.11%	+0.13%	+0.19%	+0.21%	+0.23%
Non-Fixed Rate (see Page 2)	Multiply the Fixed Rate by 1.25 (rounded to the nearest basis point), then apply other adjustments as applicable							

NOTES: Rates may not be available for all FICOs and LTVs due to application of underwriting guidelines. Additional rates and coverage levels may also be available and can be found using Essent's [Rate Finder](#). For state availability, please reference the Rate Availability Chart in [Rates & Guidelines](#) at [essent.us](#).

Mortgage Insurance provided by Essent Guaranty, Inc.

Notes

Borrower-Paid Premiums (BPPI)

Premium is collected from the borrower(s) as part of the monthly mortgage payment.

Lender-Paid Premiums (LPPI)

Premium is paid by the lender, the borrower is not charged separately.

Monthly Premiums

To determine the monthly premium amount, multiply the applicable premium rate by the loan amount, divide by 12, and round to the nearest cent.

Deferred Monthly Premiums

When the Deferred Monthly option is chosen, no premium is due at closing. Premium is billed monthly, beginning with the first mortgage payment. Premium rates are unchanged.

Annual Premiums

The MI premium is paid once a year.

Level Renewals

Level renewal premiums are calculated on the original loan balance. The rate remains the same for years 1 through 10. For years 11 through term, the rate is reduced to 0.20% or remains the same.

Amortizing Renewals

Amortizing renewal premiums are calculated by applying the rate to the outstanding loan balance as of each annual anniversary date of the loan. The rate remains the same for years 1 through term.

Fixed-Rate Mortgage

A fully amortizing mortgage with level interest rates and payments for the first 5 years. The loan term cannot exceed 40 years and cannot contain graduated payment features or potential for negative amortization.

Non-Fixed Rate Mortgage

A fully amortizing mortgage that features payment changes or the potential for payment changes during the first 5 years of the mortgage, such as a 3/1 ARM. For Non-Fixed Rate mortgage premium rates, multiply the applicable Fixed Rate base rate (prior to the application of any adjustments) by 1.25 and round to the nearest basis point, and then apply adjustments as applicable.

Temporary Buydown

Considered a Fixed-Rate Mortgage if the loan product, independent of the temporary buydown, meets the Fixed-Rate Mortgage definition.

Refunds

Refunds for Borrower-Paid Monthly and Annual Premiums, if any, are calculated pro rata. Cancellation under the Homeowners Protection Act of 1998 (HPA) will result in refund of unearned premium. Lender-Paid Monthly Premiums are non-refundable.

Minimum Rate

Monthly premium rates cannot be adjusted below 0.14%.

Underwriting Guidelines

For underwriting guidelines and eligibility requirements please visit [Rates & Guidelines](#) at [essent.us](#).

Rate Availability

Unless otherwise specified, borrower-paid rates are based on property location, and lender-paid rates are based on lender location. Essent offers alternative Portfolio BPPI/LPPI programs to its Master Policyholders based on lender location, and also offers more granular plans based on property location. Contact your Essent account manager to discuss your needs, the qualifying criteria, and the availability by state. Rates and adjustments are subject to state regulatory approval. Rates may vary by application of filed rating rules. For state availability, please reference the Rate Availability Chart in [Rates & Guidelines](#) at [essent.us](#). For questions regarding Essent's rates, coverages, and explanatory notes, please contact Essent at clientservices@essent.us or your [Essent account manager](#).

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BPMI Non-Refundable Single Rates

Purchase and Rate/Term Refinance, Primary Residence

FIXED RATE		AMORTIZATION TERM >20 YEARS							
LTV	Coverage	≥760	740-759	720-739	700-719	680-699	660-679	640-659	620-639
97% -95.01%	35%	1.58%	2.19%	2.75%	3.18%	3.68%	4.65%	4.93%	5.96%
	25%	1.36%	1.88%	2.31%	2.65%	3.06%	3.86%	4.10%	4.95%
	18%	1.15%	1.69%	1.77%	2.25%	2.55%	2.93%	3.11%	3.75%
95% -90.01%	30%	1.22%	1.73%	2.16%	2.52%	2.92%	3.69%	3.91%	4.72%
	25%	1.20%	1.59%	2.11%	2.41%	2.79%	3.52%	3.74%	4.51%
	16%	0.96%	1.26%	1.65%	1.81%	1.98%	2.27%	2.41%	2.91%
90% -85.01%	25%	0.87%	1.16%	1.48%	1.75%	1.99%	2.50%	2.65%	3.20%
	12%	0.59%	0.74%	0.89%	1.05%	1.20%	1.50%	1.59%	1.92%
85% & below	12%	0.47%	0.54%	0.64%	0.71%	0.85%	1.00%	1.06%	1.27%
	6%	0.43%	0.50%	0.59%	0.65%	0.78%	0.91%	0.96%	1.16%

FIXED RATE		AMORTIZATION TERM ≤20 YEARS							
LTV	Coverage	≥760	740-759	720-739	700-719	680-699	660-679	640-659	620-639
97% -95.01%	35%	1.01%	1.69%	2.12%	2.32%	3.39%	4.27%	4.55%	5.49%
	25%	0.95%	1.45%	1.70%	1.93%	2.76%	3.46%	3.69%	4.45%
	18%	0.81%	1.11%	1.26%	1.46%	2.03%	2.56%	2.72%	3.29%
95% -90.01%	30%	0.81%	1.51%	1.72%	1.88%	2.45%	3.15%	3.55%	4.29%
	25%	0.80%	1.39%	1.60%	1.81%	2.25%	2.87%	3.35%	4.05%
	16%	0.68%	0.97%	1.07%	1.18%	1.35%	1.80%	2.07%	2.50%
90% -85.01%	25%	0.59%	0.95%	1.10%	1.21%	1.67%	2.12%	2.26%	2.73%
	12%	0.45%	0.53%	0.61%	0.70%	0.87%	1.17%	1.25%	1.51%
85% & below	12%	0.38%	0.41%	0.48%	0.52%	0.61%	0.68%	0.75%	0.95%
	6%	0.34%	0.39%	0.45%	0.49%	0.55%	0.65%	0.69%	0.87%

ADJUSTMENTS	≥760	740-759	720-739	700-719	680-699	660-679	640-659	620-639
≥ 2 Borrowers/LTV 95.01%–97%	-0.18%	-0.20%	-0.20%	-0.20%	-0.21%	-0.22%	-0.23%	-0.27%
≥ 2 Borrowers/LTV 90.01%–95%	-0.14%	-0.14%	-0.14%	-0.16%	-0.16%	-0.17%	-0.19%	-0.25%
≥ 2 Borrowers/LTV 85.01%–90%	-0.10%	-0.10%	-0.10%	-0.10%	-0.11%	-0.11%	-0.12%	-0.15%
≥ 2 Borrowers/LTV 85% & below	-0.03%	-0.03%	-0.03%	-0.03%	-0.04%	-0.04%	-0.04%	-0.04%
DTI > 45%/LTV 95.01%–97%	+0.38%	+0.62%	+0.76%	+1.06%	N/A	N/A	N/A	N/A
DTI > 45%/LTV 90.01%–95%	+0.35%	+0.44%	+0.57%	+0.72%	N/A	N/A	N/A	N/A
DTI > 45%/LTV 85.01%–90%	+0.28%	+0.39%	+0.50%	+0.62%	N/A	N/A	N/A	N/A
DTI > 45%/LTV 85% & below	+0.11%	+0.17%	+0.22%	+0.30%	N/A	N/A	N/A	N/A
Second Home	+0.36%	+0.39%	+0.49%	+0.60%	+0.70%	+1.23%	+1.27%	+1.35%
Investment Property	+1.02%	+1.19%	+1.33%	N/A	N/A	N/A	N/A	N/A
Relocation	-0.10%	-0.10%	-0.14%	-0.25%	-0.25%	-0.35%	-0.35%	-0.35%
Non-Fixed Rate (see Page 2)	Multiply the Fixed Rate by 1.25 (rounded to the nearest basis point), then apply other adjustments as applicable							

NOTE: Rates may not be available for all FICOs and LTVs due to application of underwriting guidelines. Additional rates and coverage levels may also be available and can be found using Essent's [Rate Finder](#). For state availability, please reference the Rate Availability Chart in [Rates & Guidelines](#) at [essent.us](#).

Mortgage Insurance provided by Essent Guaranty, Inc.

Notes

Single Premiums

The premium is calculated using the appropriate rate for the net Loan-to-Value ratio (LTV) times the base loan amount. Net LTV is measured prior to the inclusion of any financed premium.

Fixed-Rate Mortgage

A fully amortizing mortgage with level interest rates and payments for the first 5 years. The loan term cannot exceed 40 years and cannot contain graduated payment features or potential for negative amortization.

Non-Fixed Rate Mortgage

A fully amortizing mortgage that features payment changes or the potential for payment changes during the first 5 years of the mortgage, such as a 3/1 ARM. For Non-Fixed Rate mortgage premium rates, multiply the applicable Fixed Rate base rate (prior to the application of any adjustments) by 1.25 and round to the nearest basis point, and then apply adjustments as applicable.

Temporary Buydown

Considered a Fixed-Rate Mortgage if the loan product, independent of the temporary buydown, meets the Fixed-Rate Mortgage definition.

Cancellation

Coverage remains in effect until canceled. Cancellation under the Homeowners Protection Act of 1998 (HPA) will result in refund of unearned premium.

Minimum Rate

Single premium rates cannot be adjusted below 0.30%.

Underwriting Guidelines

For underwriting guidelines and eligibility requirements please visit [Rates & Guidelines](#) at [essent.us](#).

Rate Availability

Unless otherwise specified, borrower-paid rates are based on property location, and lender-paid rates are based on lender location. Essent offers alternative Portfolio BPMI/LPMI programs to its Master Policyholders based on lender location. Contact your Essent account manager to discuss your needs, the qualifying criteria, and the availability by state. Rates and adjustments are subject to state regulatory approval. Rates may vary by application of filed rating rules. For state availability, please reference the Rate Availability Chart in [Rates & Guidelines](#) at [essent.us](#). For questions regarding Essent's rates, coverages, and explanatory notes, please contact Essent at clientservices@essent.us or your [Essent account manager](#).