



Date: June 16, 2014

Lower Credit Union Monthly Rates

Effective Date: July 14, 2014

Essent is implementing an update to our Credit Union Monthly Premium Rates with reductions across most categories. All changes will be effective for MI commitments issued on or after July 14, 2014, subject to regulatory approval.

Updated rate cards are included with this announcement. For availability of rates by state, please see the Rate Availability chart that will be posted on Essent's Credit Union web page at http://essent.us/index.php/home/lenders/credit_union-rates-guidelines/.

Monthly Rate Highlights

Credit Union Monthly Rates: 30-Year, Fixed-Rate, Purchase, Non-Refundable						
LTV	Coverage	Select Credit Union Monthly Rates				
		740+	700-739	660-699	640-659	620-639
95.01% - 97%	35%	0.75%	0.82%	0.92%	1.48%	1.95%
90.01% - 95%	30%	0.46%	0.62%	0.80%	1.15%	1.52%
85.01% - 90%	25%	0.33%	0.39%	0.57%	0.71%	0.94%
85% & below	12%	0.22%	0.25%	0.28%	0.39%	0.49%

If you have any questions regarding these changes, please contact your Essent account representative.

BPMI Rates: Credit Unions

30-Year, Purchase, Full Doc, Primary Residence, Non-Refundable

Fixed Rate		Monthly					Single				
LTV	Coverage	≥740	700-739	660-699	640-659	620-639	≥740	720-739	680-719	640-679	620-639
97% -95.01%	35%	0.75%	0.82%	0.92%	1.48%	1.95%	3.26%	3.26%	4.07%	—	—
	18%	0.45%	0.47%	0.59%	0.94%	1.24%	2.18%	2.18%	2.85%	—	—
95% -90.01%	30%	0.46%	0.62%	0.80%	1.15%	1.52%	2.15%	2.48%	3.48%	4.44%	—
	25%	0.41%	0.54%	0.68%	1.03%	1.36%	1.65%	2.29%	3.11%	4.00%	—
	16%	0.32%	0.38%	0.47%	0.74%	0.98%	1.43%	2.00%	2.66%	2.92%	3.85%
90% -85.01%	25%	0.33%	0.39%	0.57%	0.71%	0.94%	1.37%	1.81%	2.29%	2.81%	3.71%
	12%	0.23%	0.26%	0.32%	0.47%	0.62%	1.10%	1.44%	1.63%	1.92%	2.53%
85% & below	12%	0.22%	0.25%	0.28%	0.39%	0.49%	0.99%	1.18%	1.41%	1.63%	2.15%
	6%	0.18%	0.19%	0.20%	0.33%	0.43%	0.88%	1.11%	1.26%	1.41%	1.86%

Non-Fixed Rate		Monthly					Single				
LTV	Coverage	≥740	700-739	660-699	640-659	620-639	≥740	720-739	680-719	640-679	620-639
97% -95.01%	35%	0.94%	1.00%	1.16%	2.21%	2.92%	4.74%	4.74%	—	—	—
	18%	0.54%	0.57%	0.84%	1.32%	1.74%	2.74%	2.74%	3.59%	—	—
95% -90.01%	30%	0.72%	0.82%	1.01%	1.44%	1.90%	2.68%	3.22%	4.51%	—	—
	25%	0.62%	0.70%	0.86%	1.29%	1.70%	2.06%	2.96%	4.00%	4.96%	—
	16%	0.44%	0.48%	0.59%	0.93%	1.23%	1.79%	2.37%	3.15%	3.63%	4.79%
90% -85.01%	25%	0.52%	0.58%	0.77%	0.89%	1.17%	1.71%	2.41%	3.03%	3.48%	4.59%
	12%	0.27%	0.33%	0.45%	0.59%	0.78%	1.38%	1.89%	2.11%	2.37%	3.13%
85% & below	12%	0.25%	0.29%	0.39%	0.50%	0.66%	1.24%	1.41%	1.67%	2.04%	2.69%
	6%	0.19%	0.22%	0.25%	0.42%	0.55%	1.10%	1.37%	1.55%	1.74%	2.30%

Adjustments	Monthly					Single				
	≥740	700-739	660-699	640-659	620-639	≥740	720-739	680-719	640-679	620-639
Refundable Monthly	+0.01%	+0.01%	+0.01%	+0.03%	+0.04%	—	—	—	—	—
Annual Refundable	-0.04%	-0.04%	-0.04%	-0.05%	-0.07%	—	—	—	—	—
≤25-Year Amortization	-0.11%	-0.11%	-0.11%	-0.11%	-0.14%	-0.19%	-0.19%	-0.30%	-0.41%	-0.54%
Relocation	-0.05%	-0.05%	-0.05%	-0.10%	-0.13%	-0.10%	-0.15%	-0.26%	-0.37%	-0.49%
Rate/Term Refinance	—	+0.05%	+0.05%	+0.30%	+0.35%	—	—	+0.56%	+1.11%	+1.47%
Cash Out Refinance	+0.10%	+0.10%	+0.10%	+0.50%	+0.60%	+0.50%	+0.70%	+1.00%	+1.30%	+1.72%
Loan Size > \$417,000*	+0.25%	+0.25%	+0.25%	+0.60%	+0.70%	+0.40%	+0.93%	+1.48%	+2.22%	+2.93%
Second Home	+0.14%	+0.14%	+0.14%	+0.35%	+0.40%	+0.25%	+0.52%	+0.74%	+1.30%	+1.72%
Investment Property	+0.32%	+0.32%	N/A	N/A	N/A	+1.26%	+1.41%	N/A	N/A	N/A

*The Loan Size adjustment does not apply to properties in Alaska or Hawaii with loan amounts \$417,001-\$625,500.

Note: Rates may not be available for all FICOs and LTVs due to application of underwriting guidelines.

Standard rates apply for loan amounts >\$650,000.

Additional rates and coverage levels may also be available and can be found using Essent's Rate Finder.

For more information, please visit Essent at www.essent.us/index.php/home/lenders/credit_union-rates-guidelines/

Notes

Monthly Premiums

To determine the monthly premium, divide the rate by 12 months.

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 0.17% 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.

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

Reflects a fully amortizing mortgage with level interest rates and payments for the first 5 years. All plans must meet the following conditions: (1) the loan period cannot exceed 40 years and (2) offer no temporary buydowns, rate concessions, graduated payment features or potential for negative amortization.

Non-Fixed Rate Mortgage

Reflects a fully amortizing mortgage that features payment changes or the potential for payment changes during the first five years of the mortgage. Examples of these mortgages include 3/1 ARMs and loans with temporary buydowns.

30-Year Mortgages

Must fully amortize in 26 years or more to a maximum of 40 years.

≤ 25-Year Mortgages

Must fully amortize over a maximum of 25 years.

Cancellation

Coverage remains in effect until canceled. Refunds for Annual and Monthly Premium Plans, if any, are calculated pro rata. Cancellation under the Federal Homeowners' Protection Act of 1998 (HPA) will result in refund of unearned premium.

Minimum Rate

Monthly premium rates cannot be adjusted below 0.15%. Single premium rates cannot be adjusted below 0.69%.

Underwriting Guidelines

For underwriting guidelines and eligibility requirements please refer to: www.essent.us/index.php/home/lenders/credit_union-rates-guidelines/

Rate Implementation

Unless otherwise specified, borrower-paid rates are based on property location. Rates and adjustments are subject to state regulatory approval. Rates may vary by application of filed rating rules. For questions regarding state approvals, or for additional rates, coverages, and explanatory notes, please contact Essent at clientservices@essent.us

Credit Union Rates

Credit Union Rates are only available on loans originated by a credit union or other lender with membership of affinity group requirements subject to specific approval by Essent's Risk Management Department. Additional restrictions may apply.

LPMI Rates: Credit Unions

30-Year, Purchase, Full Doc, Primary Residence, Non-Refundable

Fixed Rate		Monthly					Single				
LTV	Coverage	≥740	700-739	660-699	640-659	620-639	≥740	720-739	680-719	640-679	620-639
97% -95.01%	35%	0.75%	0.82%	0.92%	1.48%	1.95%	3.08%	3.08%	3.85%	—	—
	18%	0.45%	0.47%	0.59%	0.94%	1.24%	2.07%	2.07%	2.70%	—	—
95% -90.01%	30%	0.46%	0.62%	0.80%	1.15%	1.52%	2.15%	2.35%	3.29%	4.20%	—
	25%	0.41%	0.54%	0.68%	1.03%	1.36%	1.65%	2.17%	2.94%	3.78%	4.99%
	16%	0.32%	0.38%	0.47%	0.74%	0.98%	1.43%	1.89%	2.52%	2.77%	3.66%
90% -85.01%	25%	0.33%	0.39%	0.57%	0.71%	0.94%	1.37%	1.72%	2.17%	2.66%	3.51%
	12%	0.23%	0.26%	0.32%	0.47%	0.62%	1.10%	1.37%	1.54%	1.82%	2.40%
85% & below	12%	0.22%	0.25%	0.28%	0.39%	0.49%	0.99%	1.12%	1.33%	1.54%	2.03%
	6%	0.18%	0.19%	0.20%	0.33%	0.43%	0.88%	1.05%	1.19%	1.33%	1.76%

Non-Fixed Rate		Monthly					Single				
LTV	Coverage	≥740	700-739	660-699	640-659	620-639	≥740	720-739	680-719	640-679	620-639
97% -95.01%	35%	0.94%	1.00%	1.16%	2.21%	2.92%	4.48%	4.48%	—	—	—
	18%	0.54%	0.57%	0.84%	1.32%	1.74%	2.59%	2.59%	3.40%	—	—
95% -90.01%	30%	0.72%	0.82%	1.01%	1.44%	1.90%	2.68%	3.05%	4.27%	—	—
	25%	0.62%	0.70%	0.86%	1.29%	1.70%	2.06%	2.80%	3.78%	4.69%	—
	16%	0.44%	0.48%	0.59%	0.93%	1.23%	1.79%	2.24%	2.98%	3.43%	4.53%
90% -85.01%	25%	0.52%	0.58%	0.77%	0.89%	1.17%	1.71%	2.28%	2.87%	3.29%	4.34%
	12%	0.27%	0.33%	0.45%	0.59%	0.78%	1.38%	1.79%	2.00%	2.24%	2.96%
85% & below	12%	0.25%	0.29%	0.39%	0.50%	0.66%	1.24%	1.33%	1.58%	1.93%	2.55%
	6%	0.19%	0.22%	0.25%	0.42%	0.55%	1.10%	1.30%	1.47%	1.65%	2.18%

Adjustments	Monthly					Single				
	≥740	700-739	660-699	640-659	620-639	≥740	720-739	680-719	640-679	620-639
Annual	-0.04%	-0.04%	-0.04%	-0.05%	-0.07%	—	—	—	—	—
≤25-Year Amortization	-0.11%	-0.11%	-0.11%	-0.11%	-0.14%	-0.18%	-0.18%	-0.28%	-0.39%	-0.51%
Relocation	-0.05%	-0.05%	-0.05%	-0.10%	-0.13%	-0.10%	-0.14%	-0.25%	-0.35%	-0.46%
Rate/Term Refinance	—	+0.05%	+0.05%	+0.30%	+0.35%	—	—	+0.53%	+1.05%	+1.39%
Cash Out Refinance	+0.10%	+0.10%	+0.10%	+0.50%	+0.60%	+0.50%	+0.70%	+1.00%	+1.30%	+1.72%
Loan Size > \$417,000*	+0.25%	+0.25%	+0.25%	+0.60%	+0.70%	+0.40%	+0.88%	+1.40%	+2.10%	+2.77%
Second Home	+0.14%	+0.14%	+0.14%	+0.35%	+0.40%	+0.25%	+0.49%	+0.70%	+1.23%	+1.62%
Investment Property	+0.32%	+0.32%	N/A	N/A	N/A	+1.19%	+1.33%	N/A	N/A	N/A

*The Loan Size adjustment does not apply to properties in Alaska or Hawaii with loan amounts \$417,001-\$625,500.

Note: Rates may not be available for all FICOs and LTVs due to application of underwriting guidelines.

Standard rates apply for loan amounts >\$650,000.

Additional rates and coverage levels may also be available and can be found using Essent's Rate Finder.

For more information, please visit Essent at www.essent.us/index.php/home/lenders/credit_union-rates-guidelines/

Notes

Monthly Premiums

To determine the monthly premium, divide the rate by 12 months.

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 0.17% 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.

Single Premiums

The premium is calculated using the appropriate rate for the Loan-to-Value ratio (LTV) times the base loan amount.

Fixed-Rate Mortgage

Reflects a fully amortizing mortgage with level interest rates and payments for the first 5 years. All plans must meet the following conditions: (1) the loan period cannot exceed 40 years and (2) offer no temporary buydowns, rate concessions, graduated payment features or potential for negative amortization.

Non-Fixed Rate Mortgage

Reflects a fully amortizing mortgage that features payment changes or the potential for payment changes during the first five years of the mortgage. Examples of these mortgages include 3/1 ARMs and loans with temporary buydowns.

30-Year Mortgages

Must fully amortize in 26 years or more to a maximum of 40 years.

≤ 25-Year Mortgages

Must fully amortize over a maximum of 25 years.

Cancellation

Coverage remains in effect until the loan is paid in full.

Minimum Rate

Monthly premium rates cannot be adjusted below 0.15%. Single premium rates cannot be adjusted below 0.70%.

Underwriting Guidelines

For underwriting guidelines and eligibility requirements please refer to: www.essent.us/index.php/home/lenders/credit_union-rates-guidelines/

Rate Implementation

Unless otherwise specified, lender-paid rates are based on lender location. Rates and adjustments are subject to state regulatory approval. Rates may vary by application of filed rating rules. For questions regarding state approvals, or for additional rates, coverages, and explanatory notes, please contact Essent at clientservices@essent.us

Credit Union Rates

Credit Union Rates are only available on loans originated by a credit union or other lender with membership of affinity group requirements subject to specific approval by Essent's Risk Management Department. Additional restrictions may apply.