

ESSENT USER TIP SHEET


LOAN SIFTER

MI RATE QUOTES

COMPLETE YOUR SEARCH SCREEN

Search FNMA 3.2 Import

Rate	<input type="text"/>	AUS ?	<input type="text" value="List All"/>
Lock Days ?	<input type="text"/>	Program ?	<input type="text" value="Conforming"/>
Loan Amt	<input type="text"/>	Property Type	<input type="text" value="Single Family Detached"/>
Prop Value	<input type="text"/>	Occupancy	<input type="text" value="Owner Occupied"/>
FICO ?	<input type="text"/>	Purpose	<input type="text" value="Purchase"/>
	<input type="checkbox"/> No FICO		<input type="checkbox"/> HomePath
DTI	<input type="text"/>	Escrows ?	<input type="text" value="None Waived"/>
LTV	<input type="text"/>	Doc Type	<input type="text" value="Full Doc"/>
CLTV	<input type="text"/>	Zip Code	<input type="text"/>
Reserves Mon	<input type="text" value="24"/>	State	<input type="text" value="North Carolina (NC)"/>
Properties ?	<input type="text" value="1"/>	County	<input type="text" value="Forsyth"/>
Employment	<input type="text" value="Wage Earner"/>	Prepay Penalty	<input type="text" value="5 Year & Under"/>
	<input type="checkbox"/> Non Perm Res Alien ?	Loan Type	<input type="text" value="Fixed"/>
	<input type="checkbox"/> Foreign National ?	Term	<input type="text" value="30 Year"/>
	<input type="checkbox"/> First Time Home Buyer ?	<input type="checkbox"/> LPMI	
		<input type="checkbox"/> Interest Only	

 **Print**

After signing in to LoanSifter, enter the appropriate loan data.

- ✓ **Point:** Enter **DTI** if you are getting an MI quote.
- ✓ **Point:** Check the **LPMI** box to ensure that you receive mortgage rate/price options that include the Lender Paid MI (LPMI) add-on.

A tip from Essent: To get the most accurate total payment options:

- Only choose Lender Paid Single Premium on the **Mortgage Ins. Select Product** screen if you are using LPMI (see page 2).
- If you are using Borrower Paid MI (BPMI), do not check the LPMI box on the **Search** screen.

MORTGAGE INSURANCE TAB

Qualified for Mortgage Rate and LTV >80%

Not Qualified for Mortgage Rate and/or LTV ≤ 80%

As long as the loan has an LTV above 80% and qualifies for a mortgage rate, the **Mortgage Ins.** tab will appear at the top of the results section (between the **Qualified** and **Disqualified** tabs).

Click on the **Mortgage Ins.** tab to request a quote.

MORTGAGE INSURANCE SCREEN -- LOAN DATA

Loan Data Select Product Preferences

<input type="checkbox"/> Borrower 1	<input checked="" type="checkbox"/> Occupant	<input type="checkbox"/> Bankruptcy	<input type="text" value=""/>	<input type="checkbox"/> BK Disposed	<input type="checkbox"/> Self-Employed	<input type="checkbox"/> Non-Traditional Credit	FICO	Other Mo. Obligations	Monthly Income	Assets ?
							750	\$	\$	\$

Lender Loan ID	<input type="text"/>	Qualifying Rate %	<input type="text"/>	DU Results	<input type="text" value="None"/>
Base Loan Amount	<input type="text" value="\$150,000"/>	Construction to Perm	<input type="checkbox"/>	LP Results	<input type="text" value="None"/>
I/O Period	<input type="text"/>	Relocation	<input type="checkbox"/>	LP Purchase Eligibility	<input type="text"/>
Other Housing (mo.)	<input type="text" value="\$"/>	Renovation	<input type="checkbox"/>	Third Party Origination	<input type="text" value="None"/>
Refi Type	<input type="text"/>	State Housing	<input type="checkbox"/>		
Sub Financing	<input type="text"/>	ChoicElect	<input type="checkbox"/>		
ARM Initial Rate Cap %	<input type="text"/>	AUS Doc Waiver	<input type="checkbox"/>		

Some of the data from your Search will pre-populate on the **Loan Data** screen.

Make sure you enter data into all of the other fields relevant to your loan.

For example:

Relocation: To determine correct rate
Construction to Perm: To determine correct guidelines

Mortgage Insurance provided by Essent Guaranty, Inc.

MORTGAGE INSURANCE SCREEN -- SELECT PRODUCT

Qualified
 Mortgage Ins.
 Disqualified
 Other Terms
 Legend

Loan Data | **Select Product** | Preferences

Coverage

Borrower Paid Mortgage Insurance
 Monthly
 Annually
 Constant
 Declining
 Non-Refundable
 Refundable

Borrower Paid Single Premium
 Cash
 Financed
 Non-Refundable
 Refundable

Borrower Paid Split Premium
 Cash
 Financed
 Monthly
 Annually
 Non-Refundable
 Refundable
 Up Front Rate:

Lender Paid Single Premium

On the **Select Product** screen, your **Coverage** will default to the standard GSE coverage for the loan's LTV.

Essent offers all of the options, except Borrower Paid Split Premium.

When you have chosen your products, click **Submit**.

✓ **Point:** If you include **Split Premium** in your comparison, make sure you enter an **Up Front Rate**. Your results from Essent will include the message "Borrower Paid Split-Premium not supported".

MORTGAGE INSURANCE SCREEN -- RESULTS

Company	Upfront Rate(%) Upfront Payment(\$)	Mo. Rate(%) Mo. Payment(\$)	Loan Amount	Payment	Total Payment	Order Quote
Borrower Paid Mortgage Insurance						
Essent Guaranty, Inc	0.000% \$0.00	0.440% \$55.00	\$150,000.00	\$632.41	\$687.41	Order 17776
Borrower Paid Single Premium						
Essent Guaranty, Inc	1.630% \$2,445.00	0.000% \$0.00	\$150,000.00	\$632.41	\$632.41	Order 17775

Essent Guaranty, Inc
 A rate quote and/or eligibility indication is only an estimate based on certain information you provided and may make assumptions based on information you did not provide. Such quote and/or indication does not constitute a contract, binder or agreement to extend insurance coverage. To apply for insurance, please complete an Application for Mortgage Insurance or submit an Application online at www.essent.us. Actual rates (including applicable state taxes and assessments) and/or underwriting guidelines as applied may vary from that shown. Coverage provided by Essent Guaranty, Inc. is subject to appropriate Essent underwriting guidelines and rates then in effect; rates and adjustments are subject to state approval.

On the far right of the **Results** screen is a **Quote ID** that you should reference if you have questions about specific results.

After obtaining a quote, request MI from Essent by clicking on the **Order** link above the **Quote ID**. That will take you to our **Essent Online** Web page.

ESSENT ONLINE MI ORDERING

If you already have your MI Ordering Login ID and Password, simply click **Log In** under **MI ORDERING**.

If you need an ID and Password, click the link below the Log In button, **Create an Account**.

If you have questions, please contact our EssentCONNECTSM team at 855-282-1483 or at essentconnect@essent.us. We are available to assist you Monday-Friday, from 8 AM to 8 PM Eastern time.

Mortgage Insurance provided by Essent Guaranty, Inc.