

ANNOUNCEMENT

Enhanced Underwriting Eligibility and Updated Non-Refundable Borrower-Paid Single and Split Premium Rate Cards

EFFECTIVE: SEPTEMBER 18, 2017

Essent is pleased to announce expansions to our underwriting guidelines including the introduction of new Doctor/Professional Loan program eligibility. We are also updating our Non-Refundable Borrower-Paid Single Premium and Split Premium Rate Cards. Guideline changes will be effective for MI applications received on or after September 18, 2017. Rate changes will be effective for MI commitments issued on or after September 18, 2017, subject to regulatory approval. Details of these changes are outlined below.

HIGHLIGHTS OF GUIDELINE CHANGES

Introduction of Doctor/Professional Loan Eligibility

A new Doctor/Professional Loan Guideline Summary has been added which provides eligibility for newly licensed medical residents, medical physicians/doctors, dentists, oral surgeons and attorneys for loan amounts up to \$1,000,000 with a Min. 700 FICO.

Doctor/Professional loans must be identified by selecting Doctor/Professional Loan in Essent Online Rate Finder or MI Ordering systems, or by typing the Essent product code DRPROG in your LOS rate quote request or MI submission where appropriate.

Clear2Close[®] Eligibility Expansion

The Clear2Close Guideline Summary has been updated to reflect the following:

- Overlays for HomePath[®] and for loans in which no borrowers have a valid credit score have been removed
- Eligibility for Primary Residence >97% CLTV loans has been expanded to include subordinate financing meeting Agency Community Seconds[®] or Affordable Seconds[®] requirements
- Eligibility for Primary Residence, Construction-to-Permanent loans has been expanded to include:
 - 95.01%-97% LTV loans with FICO scores ≥ 720
 - Max. LTV/CLTV has been increased to 95% from 90% for loan amounts up to \$636,150 (FHFA Max)
- Eligibility for Investment Property loans has been expanded to include Rate/Term Refinances

Manual Underwriting Eligibility Expansion

The Manual Underwriting Guideline Summary has been updated to reflect the following:

- Eligibility for Primary Residence, Construction-to-Permanent loans has been expanded to include:
 - 95.01%-97% LTV loans with FICO scores ≥ 720
 - Max. LTV/CLTV has been increased to 95% from 90% for loan amounts up to \$636,150 (FHFA Max)
- Second Home maximum loan amount has been increased to \$636,150 (FHFA Max)
- Eligibility for Investment Property loans has been expanded to include Rate/Term Refinances
- Streamlined Debt-to-Income Ratio requirements

Loan Amounts > FHFA Max Eligibility Expansion

The Loan Amounts > FHFA Max Guideline Summary has been updated to reflect the following:

- Maximum loan amount eligibility has been increased to \$1,500,000 for Primary Residences and \$850,000 for Second Homes
- New appraisal requirement of 2 full appraisals OR 1 full appraisal + Field Review for loan amounts >\$1,000,000
- Streamlined Debt-to-Income Ratio and Borrower Contributions requirements based on loan amount
- Expanded Seller Contributions requirements based on LTV

ESSENT | MI, That's Smart.

Mortgage Insurance provided by Essent Guaranty, Inc.

Affordable Housing/HFA Eligibility Expansion

The Affordable Housing/HFA Guideline Summary has been updated to reflect the following:

- Single Family/Condo/Co-op maximum loan amount has been increased to \$636,150 (FHFA Max) with Max. 95% LTV/CLTV
- Overlay for loans in which no borrowers have a valid credit score has been removed

HIGHLIGHTS OF RATE CHANGES

Revised Non-Refundable Borrower-Paid Single Premium and Split Premium Rates

Essent is revising our Non-Refundable Borrower-Paid Single Premium rates, as well as our Split Premium rates. These changes will be effective for MI commitments issued on or after September 18, 2017, subject to regulatory approval. Updated rate cards are included with this announcement. The following key changes are included in the revised rates:

- Expansion to eight FICO categories
- Establishment of separate rates for ≤ 20 -year-term loans
- Removal of the rate/term refinance adjustments
- Revision to the loan size adjustments

Note: Refundable Borrower-Paid Single Premiums are unchanged and are shown on a separate rate card

NON-REFUNDABLE BORROWER-PAID SINGLE PREMIUM RATE HIGHLIGHTS

| LTV | Coverage | ≥ 760 | 740-759 | 720-739 | 700-719 | 680-699 | 660-679 | 640-659 | 620-639 |
|-----|----------|------------|---------|---------|---------|---------|---------|---------|---------|
| 97% | 35% | 2.10% | 3.05% | 3.11% | 3.91% | 3.91% | 5.03% | 5.20% | 5.20% |
| 95% | 30% | 1.70% | 1.75% | 2.36% | 3.32% | 3.32% | 4.28% | 4.43% | 4.43% |
| 90% | 25% | 1.20% | 1.29% | 1.71% | 2.18% | 2.18% | 2.68% | 2.80% | 2.80% |
| 85% | 12% | 0.62% | 0.75% | 0.85% | 0.97% | 1.13% | 1.50% | 1.62% | 1.62% |

Fixed Rate, Amortization Term > 20 Years

SPLIT PREMIUM RATE HIGHLIGHTS

| LTV | Coverage | ≥ 760 | 740-759 | 720-739 | 700-719 | 680-699 | 660-679 | 640-659 | 620-639 |
|-----|----------|------------|---------|---------|---------|---------|---------|---------|---------|
| 97% | 35% | 0.36% | 0.56% | 0.76% | 0.96% | 1.21% | 1.71% | 1.86% | 2.06% |
| 95% | 30% | 0.19% | 0.37% | 0.51% | 0.65% | 0.86% | 1.20% | 1.28% | 1.39% |
| 90% | 25% | 0.04% | 0.15% | 0.24% | 0.34% | 0.47% | 0.74% | 0.79% | 0.84% |

Fixed Rate, Amortization Term > 20 Years, 1.00% Upfront, Non-Refundable, Borrower-Paid

For availability of rates by state, please see our [Rate Availability Chart](#) on [essent.us](#) as of September 18, 2017.

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

HomePath® and Community Seconds® are registered trademarks of Fannie Mae. Affordable Seconds® is a registered trademark of Freddie Mac.

ESSENT | MI, That's Smart.

Mortgage Insurance provided by Essent Guaranty, Inc.

For loans with a DU®/Loan Product Advisor® response as follows:

- » DU Approve/Eligible or Loan Product Advisor Accept/Eligible
- » DU Approve/Ineligible or Loan Product Advisor Accept/Ineligible for:
 - LTVs 95.01% - 97%, where the ineligibility is due only to the LTV
 - ARMs with an initial fixed term ≥5 years, where the ineligibility is due only to the ARM plan/type

The following Essent overlays apply:

- » Manufactured Housing and 3-4 Unit properties are ineligible

| LOAN PURPOSE | PROPERTY TYPE | MAX. LTV/CLTV | MAX. LOAN AMOUNT | MIN. FICO | MAX. DTI |
|--|---------------------------|---------------|---------------------------------|-----------|--------------------------------------|
| PRIMARY RESIDENCE | | | | | |
| Purchase or Rate/Term Refinance | Single Family/Condo/Co-op | 97%/105%* | \$424,100 AK & HI: \$636,150 | 620 | Per DU/Loan Product Advisor Approval |
| | | 95% | \$636,150 (FHFA Max) | | |
| | 2-unit | 95%/105%* | \$543,000 AK & HI: \$814,500 | | |
| | | 85% | \$814,500 (FHFA Max) | | |
| Construction-to-Permanent | Single Family/Condo | 97% | \$424,100 AK & HI: \$636,150 | 720 | |
| | | 95% | \$636,150 (FHFA Max) | 620 | |
| SECOND HOME | | | | | |
| Purchase or Rate/Term Refinance | Single Family/Condo/Co-op | 90% | \$636,150 (FHFA Max) | 620 | Per DU/Loan Product Advisor Approval |
| Construction-to-Permanent | Single Family/Condo | | | | |
| INVESTMENT PROPERTY (6 Months PITI Reserves Required) | | | | | |
| Purchase or Rate/Term Refinance | Single Family/Condo | 85% | \$636,150 (FHFA Max) | 720 | Per DU/Loan Product Advisor Approval |

* Subordinate financing must meet Fannie Mae Community Seconds® or Freddie Mac Affordable Seconds® requirements.

NOTE: The minimum income/asset documentation requirements as per the DU/Loan Product Advisor findings/feedback are permitted. All DU findings and Loan Product Advisor feedback certificate conditions must be satisfied and the DU/Loan Product Advisor decision must be present in the file. Loans with lender-negotiated guideline waivers/variances are deemed to be outside of Agency Selling Guide requirements and are thus ineligible.

DU® and Community Seconds® are registered trademarks of Fannie Mae. Loan Product Advisor® and Affordable Seconds® are registered trademarks of Freddie Mac.

Mortgage Insurance provided by Essent Guaranty, Inc.

| LOAN PURPOSE | PROPERTY TYPE | MAX. LTV/CLTV | MAX. LOAN AMOUNT | MIN. FICO |
|---------------------------------|---------------------------|---------------|---------------------------------|-----------|
| PRIMARY RESIDENCE | | | | |
| Purchase or Rate/Term Refinance | Single Family/Condo/Co-op | 97 | \$424,100 AK & HI: \$636,150 | 680 |
| | | 95 | \$424,100 AK & HI: \$636,150 | 660 |
| | | 95 | \$636,150 (FHFA Max) | 700 |
| | 2-unit | 95 | \$543,000 AK & HI: \$814,500 | 680 |
| Construction-to-Permanent | Single Family/Condo | 97 | \$424,100 AK & HI: \$636,150 | 720 |
| | | 95 | \$424,100 AK & HI: \$636,150 | 680 |
| | | 95 | \$636,150 (FHFA Max) | 700 |
| SECOND HOME | | | | |
| Purchase or Rate/Term Refinance | Single Family/Condo/Co-op | 90 | \$636,150 (FHFA Max) | 700 |
| Construction-to-Permanent | Single Family/Condo | | | |
| INVESTMENT PROPERTY | | | | |
| Purchase or Rate/Term Refinance | Single Family/Condo | 85 | \$424,100 AK & HI: \$636,150 | 720 |

| MANUAL UNDERWRITING PRODUCT ELIGIBILITY REQUIREMENTS | |
|---|---|
| Manual Underwriting | Loans not meeting Clear2Close® eligibility requirements or not scored via DU®/Loan Product Advisor® are deemed to be manual underwrites. Manually underwritten loans must meet the product eligibility criteria as outlined within this matrix and the eligibility standards as outlined within the Underwriting Guideline Manual. |
| Appraisal Requirements | Full Uniform Residential Appraisal Report only |
| Debt-to-Income Ratio | Max. 45% DTI |
| Reserve Requirements | 2 months PITI or the product required min.; Investment Property: 6 months PITI required |
| Borrower Contributions | Primary Residence: 3% of borrower's own funds required; -OR- Borrower's min. contribution may come from gift funds per Agency guidelines with: 1-unit; Min. 720 FICO; Max. 41% DTI; no down payment assistance, subordinate financing, or grants with repayment Second Home: 5% of borrower's own funds required Investment Property: 15% of borrower's own funds required |
| Loan Amounts Above \$424,100 | Must meet area specific permanent high cost loan limit as set by FHFA |
| ARMs | Min. initial fixed period: 3 yrs.; 3 yr. and 5 yr. ARM's qualify at the greater of the initial rate +2% or the fully indexed rate; 7 yr. and 10+ yr. ARM's qualify at the initial rate |
| Ineligible Properties | Manufactured housing; non-warrantable condominiums; condominium hotels (condo-tels); apartment/hotel conversions; model home leasebacks; vacant lots/land; time-share properties; homes unsuitable for year-round occupancy; unimproved land; earth, berm, dome, log and straw bale homes; working farms, orchards and ranches; student housing projects ("kiddie" condos); 3-4 units |
| Ineligible Products | Interest only; loans with scheduled or potential negative amortization; graduated payment mortgages |
| Non-Occupying Co-Borrower | Max. LTV/CLTV 95%; DTI based on occupant borrower's income/debt profile; Max. 45% DTI |
| Loan Representative FICO Score | Lower of two or middle of three repositories to determine each borrower's representative score; lowest representative score across all borrowers; min. of two valid credit scores must be obtained for each borrower; non-traditional/no credit score is ineligible |

NOTE: Please see the Essent Underwriting Guideline Manual on essent.us for full details.
DU® is a registered trademark of Fannie Mae. Loan Product Advisor® is a registered trademark of Freddie Mac.

Mortgage Insurance provided by Essent Guaranty, Inc.

© 2017 Essent Guaranty, Inc., All rights reserved.

Two Radnor Corporate Center, 100 Matsonford Road, Radnor, PA 19087 | essent.us
EGI-6604.048 (09/17)



loan amounts > FHFAmax

PRODUCT ELIGIBILITY MATRIX

Loan Amounts > FHFA Max Guideline Summary

Effective: September 18, 2017

| LOAN PURPOSE | PROPERTY TYPE | MAX. LTV/CLTV | MAX. LOAN AMOUNT | MIN. FICO |
|---------------------------------|---------------------------|---------------|------------------|-----------|
| PRIMARY RESIDENCE | | | | |
| Purchase or Rate/Term Refinance | Single Family/Condo/Co-op | 95 | \$850,000 | 700 |
| | | 90 | \$1,000,000* | 720 |
| | | 85 | \$1,500,000* | 740 |
| Construction-to-Permanent | Single Family/Condo | 90 | \$850,000 | 720 |
| | | 90 | \$1,000,000* | 740 |
| SECOND HOME | | | | |
| Purchase or Rate/Term Refinance | Single Family/Condo | 90 | \$650,000 | 720 |
| | | 90 | \$850,000 | 740 |
| Construction-to-Permanent | Single Family/Condo | 90 | \$650,000 | 720 |

*Loan Amounts >\$850,000 require a Non-Delegated submission

LOAN AMOUNTS > FHFA MAX PRODUCT ELIGIBILITY REQUIREMENTS

| | |
|--------------------------------|---|
| Non-Retail | Eligible |
| Loan Programs | Fixed Rate; 5 yr. ARM; 7 yr. ARM; 10+ yr. ARM |
| Eligible Borrowers | U.S. Citizens; Permanent Resident Aliens; Non-Permanent Resident Aliens; Inter Vivos Revocable Trusts |
| Appraisal Requirements | Loan Amounts ≤\$1,000,000: Full Appraisal Report Loan Amounts >\$1,000,000: 2 Full Appraisal Reports OR 1 Full Appraisal Report + Field Review |
| Documentation Type | Full doc only; Alt Doc and all other streamline documentation is ineligible |
| Credit Requirements | Mortgage Lates: 0 X 30 in last 12 months, 0 X 60 in the last 24 months; Installment/Revolving Lates: 0 X 60 in last 12 months, 1 X 60 in last 24 months; Judgments, Liens, Collections, Charge-Offs: must be paid off; disputed collections may remain open to Max. \$250 per account or \$1,000 in total; Borrowers with invalid or no credit bureau score: ineligible; Chap 7 & 11 Previous Bankruptcy: 4 yrs. since discharge (2 yrs. with documented extenuating circumstances); Chap 13 Previous Bankruptcy: 2 yrs. since discharge/4 yrs. since dismissal (2 yrs. with documented extenuating circumstances); Multiple Bankruptcy Filings in Past 7 Years: ineligible; Foreclosure: 5 yrs. since date of title transfer (3 yrs. with documented extenuating circumstances); Short Sale/Deed in Lieu: 4 yrs. since date of title transfer (2 yrs. with documented extenuating circumstances); Min. 3 traditional trade lines evaluated for at least 12 months for each borrower |
| Income | Salaried/W-2 Borrowers: Past 2 yrs. W-2s or past 2 yrs. IRS tax transcripts; Most recent 30 days paystubs indicating year-to-date (YTD) earnings; Pre-funding verbal verification within 10 business days of closing; verification of business phone number and address, must be verified by an independent third party, document name and title of person providing verification Self-Employed Borrowers: 2 yrs. evidence of self-employment required; Most recent 2 yrs. personal and business federal income tax returns; Pre-funding verbal verification within 30 calendar days of closing; verification of the existence of the business, business phone number and address, must be verified by an independent third party, document name and title of person providing verification Capital Gains Income: 2 yrs. personal tax returns if no more than 30% of total income; 3 yrs. personal tax returns if greater than 30% of total income; 2 yr. average for qualification if tax returns evidence realized capital gains for last 2 yrs.; support for continuance for next 3 yrs.; verification of ownership & control of assets |
| Debt-to-Income Ratio | Loan Amounts ≤\$850,000: Max. 43% DTI; Loan Amounts >\$850,000: Max. 41% DTI |
| Eligible Property Types | SFR; Condominiums; Cooperatives; Standard condo and cooperative project approval review required; Cooperatives only eligible in the states of CA, CT, IL, MA, MD, MI, MN, NJ, NY, PA, VA and D.C. |
| Qualification Rate | Fixed Rate & 7 yr. & 10+ yr. ARMs: Note Rate; 5 yr. ARM: Greater of the fully indexed fully amortized rate or Note Rate +2% |
| Reserves | Loan Amounts ≤\$850,000: 6 months PITI required Loan Amounts >\$850,000: 12 months PITI required First-Time Homebuyer: 12 months PITI required Two most recent monthly bank statements required to verify funds to close and reserves |
| Borrower Contributions | Loan Amounts ≤\$1,000,000: 5% of borrower's own funds required; Loan Amounts >\$1,000,000: 10% of borrower's own funds required |
| Seller Contributions | >90% LTV: Max. 3%; ≤90% LTV: Max. 6% |
| 4506-T | All IRS Form 4506-T must be signed, completed and dated at application and at closing by all borrowers |
| Ineligible Properties | Manufactured housing; non-warrantable condominiums; condominium hotels (condo-tels); apartment/hotel conversions; model home leasebacks; vacant lots/land; time-share properties; homes unsuitable for year-round occupancy; unimproved land; earth, berm, dome, log and straw bale homes; >10 acres; working farms, orchards and ranches; student housing projects ("kiddie" condos); 2-4 units |
| Ineligible Products | Interest only; loans with scheduled or potential negative amortization; streamline refinances; renovation loans; loans with terms greater than 30 years; graduated payment mortgages |
| Ineligible Attributes | Post-closed loans; refinances of previously modified loans |

NOTE: Please see the Essent Underwriting Guideline Manual on essent.us for full details.

Mortgage Insurance provided by Essent Guaranty, Inc.

© 2017 Essent Guaranty, Inc., All rights reserved.

Two Radnor Corporate Center, 100 Matsonford Road, Radnor, PA 19087 | essent.us
EGI-6604.049 (09/17)



| LOAN PURPOSE | PROPERTY TYPE | MAX. LTV | MAX. CLTV | MAX. LOAN AMOUNT | MIN. FICO DU® APPROVE/ LPA ACCEPT | MIN. FICO MANUAL U/W |
|---------------------------------|---------------------------|----------|-----------|---------------------------------|-----------------------------------|----------------------|
| PRIMARY RESIDENCE | | | | | | |
| Purchase or Rate/Term Refinance | Single Family/Condo/Co-op | 97 | 105 | \$424,100 AK & HI: \$636,150 | 620 | 680 |
| | | 95 | 105 | \$424,100 AK & HI: \$636,150 | 620 | 660 |
| | | 95 | 95 | \$636,150 (FHFA Max) | 620 | N/A |
| | 2-unit | 95 | 105 | \$543,000 AK & HI: \$814,500 | 620 | 660 |

AFFORDABLE HOUSING/HFA PRODUCT ELIGIBILITY REQUIREMENTS

| | |
|----------------------------|--|
| Affordable Housing | Fannie Mae HomeReady® Mortgage or HFA Preferred™, Freddie Mac Home Possible® Mortgages, and other Housing Finance Agency (HFA) or approved Affordable Housing programs must meet the eligibility criteria as outlined within this matrix and the eligibility standards as outlined within the Underwriting Guideline Manual. |
| Submission Criteria | Applicable Affordable Program selection must be made in the Essent Online MI Ordering system |

LOANS WITH A VALID DU/LOAN PRODUCT ADVISOR RESPONSE

| | |
|--|---|
| DU/Loan Product Advisor® Scored Loans | <p>For DU/Loan Product Advisor Approve/Accept Eligible loans and DU/Loan Product Advisor Approve/Accept Ineligible loans for LTVs 95.01% - 97%, where the ineligibility is due only to the LTV, or ARMs with an initial fixed term ≥5 yrs. where the ineligibility is due only to the ARM plan/type, the DU/Loan Product Advisor findings/feedback may be followed regarding:</p> <ul style="list-style-type: none"> • Documentation Requirements • Credit Requirements • Debt-to-Income Ratio • Reserve Requirements • Borrower Contributions |
|--|---|

MANUALLY UNDERWRITTEN LOANS

| | |
|-----------------------------------|--|
| Documentation Requirements | Documentation requirements as per the Essent Underwriting Guideline Manual |
| Credit Requirements | Min. 3 traditional trade lines evaluated for at least 12 months for each borrower |
| Non-Traditional Credit | Max. 95% LTV; Max. 41% DTI; 2-unit ineligible |
| Debt-to-Income Ratio | Max. 45% DTI |
| Reserve Requirements | 2 months PITI required |
| Borrower Contributions | 1-unit: Lesser of \$1,000 or 1%; -OR- Borrower's min. contribution may come from gift funds per Agency guidelines with Min. 720 FICO; Max. 41% DTI; no down payment assistance, subordinate financing, or grants with repayment 2-unit: 3% of borrower's own funds required |

ALL LOANS

| | |
|---------------------------------|--|
| Loan Programs | Fixed Rate; 5 yr. ARM; 7 yr. ARM; 10+ yr. ARM 5 yr. ARMs qualify at the greater of the initial rate +2% or the fully indexed rate; 7 yr. and 10+ yr. ARMs qualify at the initial rate |
| Seller Contributions | Max. 3% |
| Subordinate Financing | Must meet Agency Community Second or Affordable Second guidelines |
| Area Median Income (AMI) | Loans must meet any Area Median Income requirements of the applicable program |
| Homebuyer Education | Loans must meet any homebuyer education requirements of the applicable program |
| Ineligible Products | Interest only; loans with scheduled or potential negative amortization; graduated payment mortgages; construction-to-permanent |

NOTE: Please see the Essent Underwriting Guideline Manual on essent.us for full details.

DU® and HomeReady® are registered trademarks, and HFA Preferred™ is a trademark of Fannie Mae. Loan Product Advisor® (LPA) and Home Possible® are registered trademarks of Freddie Mac.

Mortgage Insurance provided by Essent Guaranty, Inc.

© 2017 Essent Guaranty, Inc., All rights reserved.

Two Radnor Corporate Center, 100 Matsonford Road, Radnor, PA 19087 | essent.us

EGI-6604.050 (09/17)



doctor/professional loan

PRODUCT ELIGIBILITY MATRIX

Doctor/Professional Loan Guideline Summary

Effective: September 18, 2017

| OCCUPANCY | LOAN PURPOSE | PROPERTY TYPE | LTV/CLTV | MAX. LOAN AMOUNT | MIN. FICO |
|-------------------|---------------------------------|---------------------------|----------|------------------|-----------|
| Primary Residence | Purchase or Rate/Term Refinance | Single Family/Condo/Co-op | 97% | \$424,100 | 700 |
| | | | 95% | \$650,000 | 700 |
| | | | 90% | \$850,000 | 700 |
| | | | 90% | \$1,000,000 | 720 |

DOCTOR/PROFESSIONAL PRODUCT ELIGIBILITY REQUIREMENTS

| | |
|---------------------------------------|---|
| Submission Criteria | Doctor/Professional loans must be identified by selecting Doctor/Professional Loan in Essent Online Rate Finder or MI Ordering systems, or by typing the Essent product code DRPROG in your LOS rate quote request or MI submission where appropriate |
| Second Homes | Ineligible |
| Investment Property | Ineligible |
| Loan Programs | Fixed Rate; 5 yr. ARM; 7 yr. ARM; 10+ yr. ARM |
| Eligible Borrowers | Newly licensed Medical Residents who have either recently completed their residency and are about to begin their new employment or have <6 months of residency remaining; Existing Physicians/Doctors (MD, DO, DPM), Dentists (DDS, DMD), Oral Surgeons, Attorneys Non-Permanent Resident Aliens - eligible |
| Appraisal Requirements | Full Uniform Residential Appraisal Report only |
| Documentation Type | Full doc only; Alt Doc and all other streamline documentation is ineligible |
| Credit Requirements | Mortgage/Housing Lates: 0 X 30 in last 12 months; 0 X 60 in last 24 months; Installment/Revolving Lates: 0 X 60 in last 12 months; 1 X 60 in last 24 months; Judgments, Liens, Collections and Charge-Offs: must be paid off; disputed collections may remain open to Max. \$250 per account or \$1,000 in total; Borrowers with invalid or no credit bureau score: ineligible; Chap 7 & 11 Previous Bankruptcy: 4 yrs. since discharge (2 yrs. with documented extenuating circumstances); Chap 13 Previous Bankruptcy: 2 yrs. since discharge/4 yrs. since dismissal (2 yrs. with documented extenuating circumstances); Multiple Bankruptcy Filings in Past 7 Years: ineligible; Foreclosure: 5 yrs. since date of title transfer (3 yrs. with documented extenuating circumstances); Short Sale/Deed in Lieu: 4 yrs. since date of title transfer (2 yrs. with documented extenuating circumstances); Minimum 3 traditional trade lines evaluated for at least 12 months for each borrower |
| Treatment of Student Loan Debt | Student loan debt may be excluded from the DTI calculation with documentation to evidence deferment/forbearance for at least 12 months |
| Finance Type | Purchase, Rate & Term Refinance, and Resubordination of existing financing eligible Cash-Out Refinance ineligible |
| Income | Salaried/W-2 Borrowers: Past 2 yrs. W-2s or past 2 yrs. IRS tax transcripts; Most recent 30 days paystubs indicating year-to-date (YTD) earnings; Pre-funding verbal verification within 10 business days of closing; verification of business phone number and address, must be verified by an independent third party, document name and title of person providing verification Self-Employed Borrowers: 2 yrs. evidence of self-employment required; Most recent 2 yrs. personal and business federal income tax returns; Pre-funding verbal verification within 30 calendar days of closing; verification of the existence of the business, business phone number and address, must be verified by an independent third party, document name and title of person providing verification Future Employment: Permitted if starting within 60 days of the note date; obtain copy of fully executed employment contract/offer letter; VVOE to be completed prior to closing to confirm employment status; obtain documentation to evidence sufficient reserves to cover mortgage PITI payment until employment commences |
| Debt-to-Income Ratio | Loan Amounts ≤\$850,000: Max 43% DTI; Loan Amounts >\$850,000: Max. 41% DTI |
| Eligible Property Types | SFR; Condominiums; Cooperatives; Standard condo and cooperative project approval review required; Cooperatives only eligible in the states of CA, CT, IL, MA, MD, MI, MN, NJ, NY, PA, VA and DC |
| Qualification Rate | Fixed Rate & 7 yr. & 10+ yr. ARMs: Note Rate; 5 yr. ARM: Greater of the fully indexed fully amortized rate or Note Rate +2% |
| Reserves | Loan Amounts ≤\$650,000: 2 months PITI required Loan Amounts \$650,001-\$850,000: 6 months PITI required Loan Amounts >\$850,000: 12 month PITI required Two most recent monthly bank statements required to verify funds to close and reserves |
| Borrower Contributions | Loan Amounts ≤\$650,000: 3% of borrower's own funds required; Loan Amounts >\$650,000: 5% of borrower's own funds required |
| Gift Funds | Permitted only after minimum contribution from borrower's own funds has been met |
| Seller Contributions | >90% LTV: Max. 3%; ≤90% LTV: Max. 6% |
| Ineligible Properties | Manufactured housing; non-warrantable condominiums; condominium hotels (condo-tels); apartment/hotel conversions; model home leasebacks; vacant lots/land; time-share properties; homes unsuitable for year-round occupancy; unimproved land; earth, berm, dome, log and straw bale homes; >10 acres; working farms, orchards and ranches; student housing projects ("kiddie" condos); 2-4 units |
| Ineligible Products | Interest only; loans with scheduled or potential negative amortization; streamline refinances; construction loans; renovation loans; loans with terms greater than 30 years; graduated payment mortgages |
| Ineligible Attributes | Post-closed loans; refinances of previously modified loans |

NOTE: Any eligibility requirements not referenced above would defer to the then current Essent Underwriting Guideline Manual.

Mortgage Insurance provided by Essent Guaranty, Inc.

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% | 2.10% | 3.05% | 3.11% | 3.91% | 3.91% | 5.03% | 5.20% | 5.20% |
| | 25% | 1.65% | 2.35% | 2.51% | 3.09% | 3.09% | 3.98% | 4.11% | 4.11% |
| | 18% | 1.35% | 1.85% | 2.08% | 2.70% | 2.74% | 3.21% | 3.32% | 3.32% |
| 95% -90.01% | 30% | 1.70% | 1.75% | 2.36% | 3.32% | 3.32% | 4.28% | 4.43% | 4.43% |
| | 25% | 1.53% | 1.55% | 2.18% | 2.97% | 2.97% | 3.86% | 3.99% | 3.99% |
| | 16% | 1.15% | 1.34% | 1.90% | 2.20% | 2.54% | 2.82% | 2.91% | 2.91% |
| 90% -85.01% | 25% | 1.20% | 1.29% | 1.71% | 2.18% | 2.18% | 2.68% | 2.80% | 2.80% |
| | 12% | 0.82% | 1.03% | 1.22% | 1.42% | 1.55% | 1.83% | 1.91% | 1.91% |
| 85% & below | 12% | 0.62% | 0.75% | 0.85% | 0.97% | 1.13% | 1.50% | 1.62% | 1.62% |
| | 6% | 0.52% | 0.59% | 0.65% | 0.70% | 0.78% | 0.96% | 1.03% | 1.12% |

| 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% | 1.35% | 1.90% | 2.40% | 2.85% | 3.60% | 4.62% | 4.79% | 4.79% |
| | 25% | 1.15% | 1.50% | 1.85% | 2.25% | 2.79% | 3.57% | 3.70% | 3.70% |
| | 18% | .95% | 1.22% | 1.48% | 1.76% | 2.18% | 2.80% | 2.91% | 2.91% |
| 95% -90.01% | 30% | 1.13% | 1.52% | 1.88% | 2.23% | 2.78% | 3.65% | 4.02% | 4.02% |
| | 25% | 1.02% | 1.35% | 1.65% | 1.95% | 2.40% | 3.15% | 3.58% | 3.58% |
| | 16% | 0.81% | 1.03% | 1.23% | 1.43% | 1.74% | 2.24% | 2.50% | 2.50% |
| 90% -85.01% | 25% | 0.82% | 1.06% | 1.27% | 1.51% | 1.83% | 2.27% | 2.39% | 2.39% |
| | 12% | 0.62% | 0.73% | 0.83% | 0.95% | 1.12% | 1.42% | 1.50% | 1.50% |
| 85% & below | 12% | 0.50% | 0.57% | 0.63% | 0.70% | 0.80% | 1.02% | 1.15% | 1.21% |
| | 6% | 0.41% | 0.46% | 0.50% | 0.53% | 0.55% | 0.69% | 0.74% | 0.84% |

| ADJUSTMENTS | ≥760 | 740-759 | 720-739 | 700-719 | 680-699 | 660-679 | 640-659 | 620-639 |
|-----------------------------|--|---------|---------|---------|---------|---------|---------|---------|
| 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 |
| Loan Size > \$650,000 | +0.60% | +0.66% | +0.75% | +0.90% | +1.20% | +1.50% | +1.80% | +2.10% |
| 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

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 5 years of the mortgage.

Examples of these mortgages include 3/1 ARMs and loans with temporary buydowns.

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.

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 0.40%.

Underwriting Guidelines

For underwriting guidelines and eligibility requirements please visit [Rates and 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](#).

Mortgage Insurance provided by Essent Guaranty, Inc.

Purchase and Rate/Term Refinance, Primary Residence, Fixed Rate, Amortization Term >20 Years, Non-Refundable

| UPFRONT PREMIUM | MONTHLY PREMIUM | | | | | | | | | |
|---------------------------------------|-----------------|----------|-------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| | LTV | COVERAGE | ≥760 | 740-759 | 720-739 | 700-719 | 680-699 | 660-679 | 640-659 | 620-639 |
| 0.50% | 97% | 35% | 0.46% | 0.66% | 0.86% | 1.06% | 1.31% | 1.81% | 1.96% | 2.16% |
| | | 25% | 0.35% | 0.54% | 0.68% | 0.84% | 1.06% | 1.43% | 1.58% | 1.72% |
| | 95% | 30% | 0.30% | 0.48% | 0.62% | 0.76% | 0.97% | 1.31% | 1.39% | 1.50% |
| | | 25% | 0.26% | 0.41% | 0.53% | 0.64% | 0.83% | 1.10% | 1.17% | 1.26% |
| | 90% | 25% | 0.17% | 0.28% | 0.37% | 0.47% | 0.60% | 0.87% | 0.92% | 0.97% |
| 85% | 12% | 0.02% | 0.03% | 0.06% | 0.10% | 0.15% | 0.24% | 0.26% | 0.28% | |
| 0.75% | 97% | 35% | 0.41% | 0.61% | 0.81% | 1.01% | 1.26% | 1.76% | 1.91% | 2.11% |
| | | 25% | 0.30% | 0.49% | 0.63% | 0.79% | 1.01% | 1.38% | 1.53% | 1.67% |
| | 95% | 30% | 0.24% | 0.42% | 0.56% | 0.70% | 0.91% | 1.25% | 1.33% | 1.44% |
| | | 25% | 0.20% | 0.35% | 0.47% | 0.58% | 0.77% | 1.04% | 1.11% | 1.20% |
| | 90% | 25% | 0.11% | 0.22% | 0.31% | 0.41% | 0.54% | 0.81% | 0.86% | 0.91% |
| 85% | 12% | - | - | - | 0.01% | 0.06% | 0.15% | 0.17% | 0.19% | |
| 1.00% | 97% | 35% | 0.36% | 0.56% | 0.76% | 0.96% | 1.21% | 1.71% | 1.86% | 2.06% |
| | | 25% | 0.25% | 0.44% | 0.58% | 0.74% | 0.96% | 1.33% | 1.48% | 1.62% |
| | 95% | 30% | 0.19% | 0.37% | 0.51% | 0.65% | 0.86% | 1.20% | 1.28% | 1.39% |
| | | 25% | 0.15% | 0.30% | 0.42% | 0.53% | 0.72% | 0.99% | 1.06% | 1.15% |
| | 90% | 25% | 0.04% | 0.15% | 0.24% | 0.34% | 0.47% | 0.74% | 0.79% | 0.84% |
| 85% | 12% | - | - | - | - | - | 0.07% | 0.09% | 0.11% | |
| 1.25% | 97% | 35% | 0.31% | 0.51% | 0.71% | 0.91% | 1.16% | 1.66% | 1.81% | 2.01% |
| | | 25% | 0.20% | 0.39% | 0.53% | 0.69% | 0.91% | 1.28% | 1.43% | 1.57% |
| | 95% | 30% | 0.13% | 0.31% | 0.45% | 0.59% | 0.80% | 1.14% | 1.22% | 1.33% |
| | | 25% | 0.09% | 0.24% | 0.36% | 0.47% | 0.66% | 0.93% | 1.00% | 1.09% |
| | 90% | 25% | - | 0.09% | 0.18% | 0.28% | 0.41% | 0.68% | 0.73% | 0.78% |
| 85% | 12% | - | - | - | - | - | - | - | 0.02% | |
| 1.50% | 97% | 35% | 0.27% | 0.47% | 0.67% | 0.87% | 1.12% | 1.62% | 1.77% | 1.97% |
| | | 25% | 0.16% | 0.35% | 0.49% | 0.65% | 0.87% | 1.24% | 1.39% | 1.53% |
| | 95% | 30% | 0.08% | 0.26% | 0.40% | 0.54% | 0.75% | 1.09% | 1.17% | 1.28% |
| | | 25% | 0.04% | 0.19% | 0.31% | 0.42% | 0.61% | 0.88% | 0.95% | 1.04% |
| 90% | 25% | - | 0.03% | 0.12% | 0.22% | 0.35% | 0.62% | 0.67% | 0.72% | |
| 1.75% | 97% | 35% | 0.22% | 0.42% | 0.62% | 0.82% | 1.07% | 1.57% | 1.72% | 1.92% |
| | | 25% | 0.11% | 0.30% | 0.44% | 0.60% | 0.82% | 1.19% | 1.34% | 1.48% |
| | 95% | 30% | 0.02% | 0.20% | 0.34% | 0.48% | 0.69% | 1.03% | 1.11% | 1.22% |
| | | 25% | - | 0.13% | 0.25% | 0.36% | 0.55% | 0.82% | 0.89% | 0.98% |
| 90% | 25% | - | - | 0.05% | 0.15% | 0.28% | 0.55% | 0.60% | 0.65% | |
| Adjustments to Monthly Premium | | | ≥760 | 740-759 | 720-739 | 700-719 | 680-699 | 660-679 | 640-659 | 620-639 |
| 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 |
| Loan Size >\$650,000 | | | +0.20% | +0.22% | +0.25% | +0.30% | +0.40% | +0.50% | +0.60% | +0.70% |

Mortgage Insurance provided by Essent Guaranty, Inc.

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.

Split Premiums

Split Premiums feature low monthly payments combined with an upfront payment due at closing. The upfront premium is calculated as a percentage of the loan amount. The monthly rate is determined based on the net Loan-to-Value ratio, which is measured prior to the inclusion of any financed premium. The monthly premium is determined by dividing the corresponding rate by 12 months.

Renewals

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.

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.

Cancellation

Coverage remains in effect until cancelled. Lender-paid policies are non-refundable. For borrower-paid policies, cancellation under the Homeowners Protection Act of 1998 (HPA) will result in refund of unearned premium. Non-HPA cancellation for borrower-paid refundable policies will result in a refund of the upfront premium based upon Essent's Refund Schedule for Non-HPA Terminations obtainable from clientservices@essent.us.

Underwriting Guidelines

For underwriting guidelines and eligibility requirements please visit Rates and 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](#).

Mortgage Insurance provided by Essent Guaranty, Inc.