

Essent's New Commitment & Certificate of Insurance: What You Need to Know

Introducing our new and improved Commitment and Certificate of Insurance. We spend a lot of time talking with – and listening to – our customers. We're dedicated to learning more about your needs and how we can help you meet them on a daily basis. Thanks to your feedback, we've made some significant changes to our Commitment and Certificate of Insurance, and the accompanying Activation Notice. We believe that you'll find these changes to be beneficial, making the documents easier to read and understand. Read on to learn more.

So what's new?

There are a number of changes, both large and small. On the next 3 pages, you'll find a complete guide to both the new Commitment and Certificate and the new Activation Notice.

Highlights:

- » We've made both documents simpler, with a larger, easier to read format. You'll now receive 3 pages instead of 2, including a separate page with instructions on how to activate the insurance coverage.
- » We've added specific information that our customers have requested.
- » A signature is no longer required for activation.
- » We've grouped information more intuitively, allowing you to quickly locate key information and eliminating commonly asked questions.

Look inside for more on how to read and understand your Essent Commitment and Certificate, and Activation Notice.

Questions?

Please feel free to contact Essent Client Services via email at clientservices@essent.us or call us at 1.877.569.6547, if you have any questions regarding our new commitment and Certificate of Insurance.

Commitment and Certificate of Insurance

What's New or Changed on the Commitment and Certificate of Insurance

1 HEADER. Our new header contains key information including the Commitment and Certificate Number, the Lender Loan Number (formerly called the “Insured Loan Number”), and the Master Policy Number.

2 INSURED’S INFORMATION. This section has been reformatted for improved readability.

3 BORROWER(S) NAME AND PROPERTY INFORMATION. This section has been reformatted for improved readability.

4 INSURANCE INFORMATION. In addition to being reformatted for improved readability, three (3) fields have been added or changed:

Premium Plan Type. This new field has been added to show if the plan type is borrower paid or lender paid.


Submission Type. This new field has been added.

Premium Payment Plan. The field name has been changed (formerly “Premium Plan”).

5 PREMIUM RATE INFORMATION. Two (2) new fields have been added. If the subject property is in FL, WV or KY, you will also see any applicable state surcharges, assessments and city/county taxes along with the weighted rate.

Premium Due to Activate. This field lists the amount if a payment is due in order to activate coverage.

Premium Rate with Adjustments. Any individual adjustments will be listed here.



1 Commitment and Certificate Number: 99-99999
Lender Loan Number: 999999999
Master Policy Number: 00-0000-0000

COMMITMENT AND CERTIFICATE OF INSURANCE

Essent Guaranty, Inc., (the “Company”) in consideration of the premium payment set forth below and in reliance on representations made in your Application, as reiterated in the Loan Information section below, issues this Commitment and Certificate of Insurance pursuant to the terms and conditions of the Master Policy as referenced in the Endorsements and Notes section below. Any modifications, changes or revisions of the terms set forth on this Commitment and Certificate of Insurance without prior written consent of the Company, will invalidate the Commitment and Certificate of Insurance and the related insurance coverage. Subject to payment of premium, the Certificate of Insurance becomes effective on the date the Loan is Closed or such other date as mutually agreed to by you and the Company provided the Loan is Closed prior to the expiration of the Commitment. The Company reserves the right to rescind the Commitment and Certificate of Insurance if the loan is ineligible for coverage based upon the terms of the Master Policy and the Company’s published underwriting guidelines. Capitalized terms in this form shall be given the meaning as ascribed to them in the Master Policy.

2 INSURED’S INFORMATION	3 BORROWER(S) NAME AND PROPERTY INFORMATION
Master Policy Name ABC Bank Master Policy Address 101 Anywhere Street Suite 1000 Winston-Salem, NC 27104	Borrower One Borrower Two Borrower Three Borrower Four Borrower Five 101 New Cert Lane Winston-Salem, NC 27104
4 INSURANCE INFORMATION	
Commitment Date 03/15/2014	Submission Type Non-Delegated
Commitment Expiration Date 07/15/2014	Coverage Percentage 25%
Premium Plan Type Borrower Paid Rates	Renewal Premiums Level
Premium Refundability Non-Refundable	Premium Payment Plan Deferred Monthly
5 PREMIUM RATE INFORMATION	
	Premium Rate Premium Amount
Months 1-12	0.39% \$65.81
Months 13-120	0.39% \$65.81
Months 121-360	0.20% \$33.75
Premium Due to Activate	NA - Deferred Premium – No Payment due at closing. Servicer will be billed.
Premium Rate with Adjustments	
Base Rate:	0.39%
Total Rate:	0.39%

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Commitment and Certificate of Insurance


What's New or Changed on the Commitment and Certificate of Insurance

6 ENDORSEMENTS AND NOTES.

Now located on Page 2.

7 LOAN INFORMATION. This section has been moved from Page 1 to Page 2 and now includes nine (9) new or changed fields:

- » Combined Loan to Value
- » Original Value
- » AUS/Recommendation
- » Loan Product(s)
- » ARM Mos. to 1st Rate Change
- » Balloon Term Months
- » Temp Buydown
- » Third Part Originated (formerly called "Non Retail Originator")
- » Representative Credit Score (formerly called "Borrower Credit Score")



ESSENT
ESSENT GUARANTY, INC.

Commitment and Certificate Number: 99-99999
Lender Loan Number: 9999999999
Master Policy Number: 00-0000-0000

ENDORSEMENTS AND NOTES

This Commitment and Certificate is insured under Essent's
EGI-1002.001(01/11)-Master Policy, EGI-1002.010(01/11)-Non-Delegated Clarity End.
EGI-1002.128(01/11)-NC State End.

LOAN INFORMATION

Loan to Value (LTV)	90%	Occupancy	Owner Occupied
Combined Loan to Value	90%	Loan Purpose	Purchase
Sales Price	\$250,000	Amortization Term	360 Months
Appraised Value	\$225,000	Amortization Type	Fixed
Original Value	\$225,000	ARM Mos to 1 st Rate change	
Base Loan Amount (Insured Amt)	\$202,500	Balloon Term Months	
Total Loan Amount (with Financed Premium)	\$202,500	Temp Buydown	
AUS/Recommendation	DU-APPR/ELIGIBLE	Third Party Originated	No
Property Type	Detached	Representative Credit Score	800
Loan Product(s)	MY COMMUNITY/HOME POSSIBLE	Corporate Relocation	No

INSURED'S CERTIFICATION

By paying the initial premium, the Insured accepts the Company's coverage offered and authorizes activation of this Commitment as a Certificate by certifying that: (1) the Loan transaction as described above has been Closed, and (2) any terms and conditions have been fully satisfied; and (3) Loan information, including those set forth above on the Commitment and Certificate and other information provided for validating eligibility under the Company's Underwriting Guidelines is true and correct and the Company can rely on it in extending coverage to the Loan; and (4) there has been no Default prior to the tender of the initial premium or Loan is not in Default at the time the applicable premium is paid; and (5) the Insured has no knowledge of any material changes in any statement contained in such Application, supporting documentation or representations.

SERVICER INFORMATION AND INSTRUCTIONS

To activate the Certificate of Insurance, follow the instructions provided by the Activation Notice.
Any assignment of the servicing of the Loan or rights of the Insured under the Commitment and Certificate must be in accordance with the terms and conditions of the Master Policy.

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Activation Notice

Understanding the Activation Notice

After reviewing and confirming the Loan Information on the Commitment and Certificate:


- 1 Complete the Insurance Activation Information fields.
- 2 Activate depending on the Premium Payment Plan.

For Deferred Monthly premium plans, choose from:

- a. Activate Online:
Go to www.essent.us/essentonline
Then choose Login to MI Servicing.
- b. Activate by email, fax or mail:
 - » Email to clientservices@essent.us
 - » Fax to 336.747.1219
 - » Mail to Essent Guaranty, Inc.
101 South Stratford Road, Suite 400
Winston-Salem, NC 27104

For all other premium plans:

- a. Mail a check for the Premium Due to Activate to:
 - » Essent Guaranty, Inc.
101 South Stratford Road, Suite 400
Winston-Salem, NC 27104
- b. Wire the funds for the Premium Due to Activate:
 - » Please contact Essent Client Services for wire instructions, at clientservices@essent.us



Commitment and Certificate Number: 99-99999
Lender Loan Number: 999999999
Master Policy Number: 99-9999-9999

ACTIVATION NOTICE

Notice to Master Policyholders:

Essent's Commitment activates into a Certificate of Insurance when the Insured pays the initial premium and makes the Certification contained on the Commitment and Certificate of Insurance policy form.

To facilitate timely activation, please instruct your closing agent to complete and return this document immediately after closing.

Insurance Activation Information
The following information should be provided after closing.

1 Loan Closing Date _____

2 Servicer Loan Number _____

Premium Due for Certification **NA - Deferred Premium – No Payment due at closing. Servicer will be billed.**

To activate your Deferred Monthly Certificate you may:

- Activate online at www.essent.us, go to LOG IN ESSENT ONLINE, and then LOG IN TO MI SERVICING, or:
- Return this Activation Notice either by:
 - o Email to clientservices@essent.us
 - o Fax to (336) 747-1219
 - o Mail at address below

If you need assistance, contact Client Services at 877-569-6547 or Email clientservices@essent.us.

For plans other than Deferred Monthly Premium Plan:

Mail check and this Activation Notice to:

Essent Client Services
101 S. Stratford Road, Suite 400
Winston Salem, NC 27104

Servicing

Please identify the Servicer for this Loan.

Servicer Name _____

Address _____

City/State/Zip _____

Servicer Loan Number _____

If mortgage insurance is no longer required, please indicate "Cancel" and fax to Essent at the Number above.

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