

# BPMI Refundable Single Rates

## Purchase, 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
<b>97%</b> -95.01%	35%	2.50%	2.50%	3.10%	3.57%	4.15%	5.23%	5.42%	6.53%
	25%	2.13%	2.13%	2.59%	2.97%	3.43%	4.32%	4.48%	5.39%
	18%	1.91%	1.91%	2.31%	2.63%	3.05%	3.83%	3.98%	4.79%
<b>95%</b> -90.01%	30%	2.01%	2.01%	2.49%	2.88%	3.34%	4.20%	4.36%	5.25%
	25%	1.83%	1.83%	2.39%	2.72%	3.15%	3.97%	4.12%	4.95%
	16%	1.44%	1.44%	2.02%	2.29%	2.66%	3.35%	3.47%	4.18%
<b>90%</b> -85.01%	25%	1.38%	1.38%	1.74%	2.04%	2.31%	2.91%	3.02%	3.63%
	12%	1.10%	1.10%	1.46%	1.72%	1.95%	2.45%	2.54%	3.06%
<b>85%</b> & below	12%	0.74%	0.74%	0.85%	0.89%	1.05%	1.21%	1.26%	1.52%
	6%	0.57%	0.57%	0.66%	0.69%	0.81%	0.94%	0.97%	1.17%

FIXED RATE		AMORTIZATION TERM ≤20 YEARS							
LTV	Coverage	≥760	740-759	720-739	700-719	680-699	660-679	640-659	620-639
<b>97%</b> -95.01%	35%	2.39%	2.39%	3.00%	3.43%	4.00%	5.00%	5.19%	6.25%
	25%	2.02%	2.02%	2.50%	2.82%	3.26%	4.10%	4.25%	5.12%
	18%	1.78%	1.78%	2.18%	2.41%	2.80%	3.51%	3.65%	4.39%
<b>95%</b> -90.01%	30%	1.87%	1.87%	2.35%	2.70%	3.14%	3.93%	4.08%	4.91%
	25%	1.66%	1.66%	2.25%	2.53%	2.93%	3.68%	3.82%	4.59%
	16%	1.29%	1.29%	1.88%	2.11%	2.44%	3.01%	3.13%	3.76%
<b>90%</b> -85.01%	25%	1.23%	1.23%	1.57%	1.85%	2.09%	2.60%	2.70%	3.25%
	12%	0.95%	0.95%	1.32%	1.50%	1.69%	2.08%	2.16%	2.60%
<b>85%</b> & below	12%	0.63%	0.63%	0.74%	0.75%	0.88%	0.98%	1.02%	1.23%
	6%	0.47%	0.47%	0.57%	0.58%	0.67%	0.73%	0.76%	0.92%

ADJUSTMENTS	≥760	740-759	720-739	700-719	680-699	660-679	640-659	620-639
≥ 2 Borrowers/LTV 95.01%–97%	-0.17%	-0.17%	-0.17%	-0.18%	-0.18%	-0.19%	-0.20%	-0.25%
≥ 2 Borrowers/LTV 90.01%–95%	-0.12%	-0.12%	-0.12%	-0.13%	-0.14%	-0.14%	-0.16%	-0.22%
≥ 2 Borrowers/LTV 85.01%–90%	-0.08%	-0.08%	-0.08%	-0.08%	-0.09%	-0.09%	-0.10%	-0.13%
≥ 2 Borrowers/LTV 85% & below	-0.02%	-0.02%	-0.02%	-0.03%	-0.03%	-0.03%	-0.03%	-0.03%
DTI > 45%/LTV 95.01%–97%	+0.72%	+0.88%	+1.22%	+1.43%	N/A	N/A	N/A	N/A
DTI > 45%/LTV 90.01%–95%	+0.53%	+0.53%	+0.67%	+0.85%	N/A	N/A	N/A	N/A
DTI > 45%/LTV 85.01%–90%	+0.49%	+0.49%	+0.62%	+0.76%	N/A	N/A	N/A	N/A
DTI > 45%/LTV 85% & below	+0.23%	+0.23%	+0.29%	+0.35%	N/A	N/A	N/A	N/A
Rate/Term Refinance	-	-	-	+0.64%	+0.64%	+1.27%	+1.27%	+1.27%
Second Home	+0.29%	+0.29%	+0.59%	+0.84%	+0.84%	+1.48%	+1.48%	+1.48%
Investment Property	+1.37%	+1.37%	+1.53%	N/A	N/A	N/A	N/A	N/A
MH Advantage™	+0.57%	+0.57%	+0.80%	+1.14%	+1.14%	+1.48%	+1.48%	+1.48%
Relocation	-0.09%	-0.09%	-0.13%	-0.22%	-0.22%	-0.32%	-0.32%	-0.32%

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](#).

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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. Non-HPA cancellation will result in a refund based upon Essent's Single Premium Refund Schedule obtainable from [clientservices@essent.us](mailto:clientservices@essent.us).

**Minimum Rate**

Single premium rates cannot be adjusted below 0.45%.

**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](mailto:clientservices@essent.us) or your [Essent account manager](#).