

## BPMI Split Premiums

**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%	0.49%	0.62%	0.79%	0.91%	1.13%	1.46%	1.57%	1.79%
		25%	0.37%	0.50%	0.62%	0.71%	0.90%	1.15%	1.23%	1.43%
	95%	30%	0.29%	0.44%	0.57%	0.69%	0.88%	1.20%	1.25%	1.34%
		25%	0.25%	0.39%	0.50%	0.59%	0.79%	1.03%	1.11%	1.17%
	90%	25%	0.17%	0.27%	0.35%	0.45%	0.55%	0.80%	0.81%	0.85%
85%	12%	0.06%	0.08%	0.11%	0.13%	0.16%	0.26%	0.29%	0.33%	
0.75%	97%	35%	0.45%	0.57%	0.75%	0.87%	1.09%	1.42%	1.54%	1.75%
		25%	0.33%	0.45%	0.58%	0.67%	0.86%	1.11%	1.20%	1.39%
	95%	30%	0.24%	0.39%	0.53%	0.65%	0.83%	1.16%	1.21%	1.30%
		25%	0.20%	0.34%	0.46%	0.55%	0.74%	0.99%	1.07%	1.13%
	90%	25%	0.11%	0.21%	0.30%	0.39%	0.50%	0.75%	0.76%	0.80%
85%	12%	-	-	0.05%	0.07%	0.10%	0.20%	0.23%	0.28%	
1.00%	97%	35%	0.41%	0.53%	0.71%	0.83%	1.05%	1.39%	1.50%	1.71%
		25%	0.29%	0.41%	0.54%	0.63%	0.82%	1.08%	1.16%	1.35%
	95%	30%	0.19%	0.35%	0.48%	0.61%	0.79%	1.11%	1.17%	1.26%
		25%	0.15%	0.30%	0.41%	0.51%	0.70%	0.94%	1.03%	1.09%
	90%	25%	0.05%	0.16%	0.25%	0.34%	0.45%	0.70%	0.72%	0.75%
85%	12%	-	-	-	-	-	0.15%	0.18%	0.23%	
1.25%	97%	35%	0.37%	0.49%	0.66%	0.79%	1.01%	1.35%	1.46%	1.68%
		25%	0.25%	0.37%	0.49%	0.59%	0.78%	1.04%	1.12%	1.32%
	95%	30%	0.15%	0.30%	0.44%	0.56%	0.75%	1.07%	1.13%	1.23%
		25%	0.11%	0.25%	0.37%	0.46%	0.66%	0.90%	0.99%	1.06%
	90%	25%	-	0.10%	0.19%	0.29%	0.40%	0.65%	0.67%	0.70%
85%	12%	-	-	-	-	-	0.09%	0.12%	0.17%	
1.50%	97%	35%	0.32%	0.45%	0.62%	0.75%	0.97%	1.31%	1.42%	1.64%
		25%	0.20%	0.33%	0.45%	0.55%	0.74%	1.00%	1.08%	1.28%
	95%	30%	0.10%	0.26%	0.39%	0.52%	0.71%	1.03%	1.09%	1.19%
		25%	0.06%	0.21%	0.32%	0.42%	0.62%	0.86%	0.95%	1.02%
	90%	25%	-	0.05%	0.14%	0.24%	0.35%	0.60%	0.62%	0.66%
1.75%	97%	35%	0.28%	0.41%	0.58%	0.71%	0.93%	1.27%	1.38%	1.61%
		25%	0.16%	0.29%	0.41%	0.51%	0.70%	0.96%	1.04%	1.25%
	95%	30%	0.05%	0.21%	0.35%	0.48%	0.66%	0.99%	1.05%	1.15%
		25%	-	0.16%	0.28%	0.38%	0.57%	0.82%	0.91%	0.98%
	90%	25%	-	-	0.09%	0.19%	0.29%	0.55%	0.57%	0.61%

See page 2 for premium adjustments.

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.

## Adjustments

ADJUSTMENTS TO MONTHLY PREMIUM	≥760	740-759	720-739	700-719	680-699	660-679	640-659	620-639
≥ 2 Borrowers/LTV 95.01%–97%	-0.13%	-0.13%	-0.13%	-0.13%	-0.14%	-0.15%	-0.16%	-0.18%
≥ 2 Borrowers/LTV 90.01%–95%	-0.09%	-0.09%	-0.09%	-0.10%	-0.11%	-0.12%	-0.14%	-0.16%
≥ 2 Borrowers/LTV 85.01%–90%	-0.07%	-0.07%	-0.07%	-0.07%	-0.08%	-0.09%	-0.09%	-0.10%
≥ 2 Borrowers/LTV 85% & below	-0.03%	-0.03%	-0.03%	-0.03%	-0.03%	-0.03%	-0.03%	-0.04%
DTI > 45%/LTV 95.01%–97%	+0.10%	+0.14%	+0.17%	+0.21%	N/A	N/A	N/A	N/A
DTI > 45%/LTV 90.01%–95%	+0.09%	+0.11%	+0.14%	+0.18%	N/A	N/A	N/A	N/A
DTI > 45%/LTV 85.01%–90%	+0.07%	+0.10%	+0.12%	+0.15%	N/A	N/A	N/A	N/A
DTI > 45%/LTV 85% & below	+0.03%	+0.04%	+0.05%	+0.05%	N/A	N/A	N/A	N/A
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
MH Advantage™	+0.18%	+0.20%	+0.20%	+0.25%	+0.30%	+0.50%	+0.55%	+0.60%

MH Advantage™ is a trademark of Fannie Mae, which refers to manufactured housing that meets certain eligibility and construction criteria as determined by Fannie Mae.

## Notes

### 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

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.

### 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 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](mailto:clientservices@essent.us).

### Underwriting Guidelines

For underwriting guidelines and eligibility requirements please visit [Rates & Guidelines](#) at [essent.us](http://essent.us).

### Minimum Rate

Split premium rates cannot be adjusted below 0.05%.

### 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](http://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](#).

Mortgage Insurance provided by Essent Guaranty, Inc.