

Split Premiums

Purchase, Full Doc, Primary Residence

UPFRONT OPTION:		FIXED RATE ≥720						FIXED RATE 680-719						
Non-Refundable:		0.50%	0.75%	1.00%	1.25%	1.50%	1.75%	0.50%	0.75%	1.00%	1.25%	1.50%	1.75%	
Refundable:		0.75%	1.00%	1.50%	1.75%	2.00%	2.25%	0.75%	1.00%	1.50%	1.75%	2.00%	2.25%	
LTV AND COVERAGE	97% -95.01%	35%	0.74%	0.68%	0.61%	0.55%	0.50%	0.45%	0.96%	0.90%	0.83%	0.77%	0.72%	0.67%
		25%	0.57%	0.51%	0.44%	0.38%	0.33%	0.28%	0.73%	0.67%	0.60%	0.54%	0.49%	0.44%
		18%	0.45%	0.39%	0.32%	0.26%	0.21%	0.16%	0.63%	0.57%	0.50%	0.44%	0.39%	0.34%
	95% -90.01%	30%	0.53%	0.47%	0.40%	0.33%	0.28%	0.23%	0.83%	0.77%	0.67%	0.61%	0.56%	0.51%
		25%	0.46%	0.39%	0.33%	0.28%	0.23%	0.18%	0.69%	0.63%	0.56%	0.50%	0.45%	0.40%
		16%	0.34%	0.25%	0.21%	0.18%	0.13%	0.08%	0.56%	0.50%	0.43%	0.37%	0.32%	0.27%
	90% -85.01%	25%	0.31%	0.24%	0.18%	0.12%	0.07%	0.02%	0.51%	0.45%	0.39%	0.31%	0.26%	0.21%
		12%	0.22%	0.15%	0.09%	0.03%	—	—	0.42%	0.36%	0.27%	0.21%	0.16%	0.11%
	85% & below	12%	0.18%	0.14%	0.05%	0.04%	—	—	0.27%	0.21%	0.14%	0.08%	0.03%	—
		6%	0.16%	0.07%	0.03%	0.01%	—	—	0.25%	0.14%	0.12%	0.05%	—	—

UPFRONT OPTION:		FIXED RATE 640-679						FIXED RATE 620-639						
Non-Refundable:		0.50%	0.75%	1.00%	1.25%	1.50%	1.75%	0.50%	0.75%	1.00%	1.25%	1.50%	1.75%	
Refundable:		0.75%	1.00%	1.50%	1.75%	2.00%	2.25%	0.75%	1.00%	1.50%	1.75%	2.00%	2.25%	
LTV AND COVERAGE	97% -95.01%	35%	1.43%	1.38%	1.33%	1.28%	1.23%	1.18%	1.85%	1.80%	1.75%	1.70%	1.65%	1.60%
		25%	1.06%	1.01%	0.96%	0.91%	0.86%	0.81%	1.37%	1.32%	1.27%	1.22%	1.17%	1.12%
		18%	0.89%	0.84%	0.79%	0.74%	0.69%	0.64%	1.14%	1.09%	1.04%	0.99%	0.94%	0.89%
	95% -90.01%	30%	1.06%	1.00%	0.93%	0.87%	0.82%	0.77%	1.41%	1.35%	1.30%	1.24%	1.19%	1.13%
		25%	0.94%	0.88%	0.81%	0.75%	0.70%	0.65%	1.25%	1.19%	1.14%	1.08%	1.03%	0.97%
		16%	0.64%	0.58%	0.51%	0.45%	0.40%	0.35%	0.87%	0.81%	0.76%	0.70%	0.65%	0.59%
	90% -85.01%	25%	0.62%	0.56%	0.49%	0.43%	0.38%	0.33%	0.82%	0.76%	0.70%	0.65%	0.59%	0.53%
		12%	0.46%	0.40%	0.31%	0.25%	0.20%	0.15%	0.50%	0.44%	0.38%	0.33%	0.27%	0.21%
	85% & below	12%	0.30%	0.24%	0.17%	0.11%	0.06%	0.01%	0.36%	0.30%	0.24%	0.18%	0.11%	0.05%
		6%	0.28%	0.17%	0.15%	0.08%	0.03%	—	0.30%	0.24%	0.18%	0.12%	0.05%	—

UPFRONT OPTION:		NON-FIXED RATE ≥720						NON-FIXED RATE 680-719						
Non-Refundable:		0.50%	0.75%	1.00%	1.25%	1.50%	1.75%	0.50%	0.75%	1.00%	1.25%	1.50%	1.75%	
Refundable:		0.75%	1.00%	1.50%	1.75%	2.00%	2.25%	0.75%	1.00%	1.50%	1.75%	2.00%	2.25%	
LTV AND COVERAGE	95% -90.01%	30%	0.63%	0.59%	0.50%	0.41%	0.36%	0.31%	1.11%	1.05%	1.00%	0.94%	0.89%	0.84%
		25%	0.55%	0.49%	0.42%	0.34%	0.29%	0.24%	1.03%	0.95%	0.92%	0.87%	0.82%	0.77%
		16%	0.41%	0.33%	0.28%	0.23%	0.20%	0.15%	0.89%	0.79%	0.78%	0.76%	0.73%	0.68%
	90% -85.01%	25%	0.36%	0.30%	0.23%	0.15%	0.10%	0.05%	0.71%	0.65%	0.60%	0.54%	0.49%	0.44%
		12%	0.24%	0.19%	0.11%	0.05%	—	—	0.59%	0.54%	0.48%	0.42%	0.37%	0.32%
	85% & below	12%	0.19%	0.18%	0.06%	0.05%	—	—	0.34%	0.28%	0.23%	0.17%	0.12%	0.07%
		6%	0.17%	0.09%	0.04%	0.02%	—	—	0.31%	0.19%	0.20%	0.14%	0.09%	0.04%

ADJUSTMENTS To Monthly Premium	ADJUSTMENTS			
	≥720	680-719	640-679	620-639
Rate/Term Refinance	—	+0.15%	+0.30%	+0.40%
Second Home	+0.14%	+0.20%	+0.35%	+0.46%
Investment Property	+0.38%	N/A	N/A	N/A

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](#). The refundable option is only available for borrower-paid policies. For state availability, please reference the Rate Availability Chart in [Rates & Guidelines](#) at [essent.us](#).

Mortgage Insurance provided by Essent Guaranty, Inc.

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.

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.

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.

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 or your [Essent account manager](#).

Mortgage Insurance provided by Essent Guaranty, Inc.