

Lender Servicing Guide

February 07, 2022

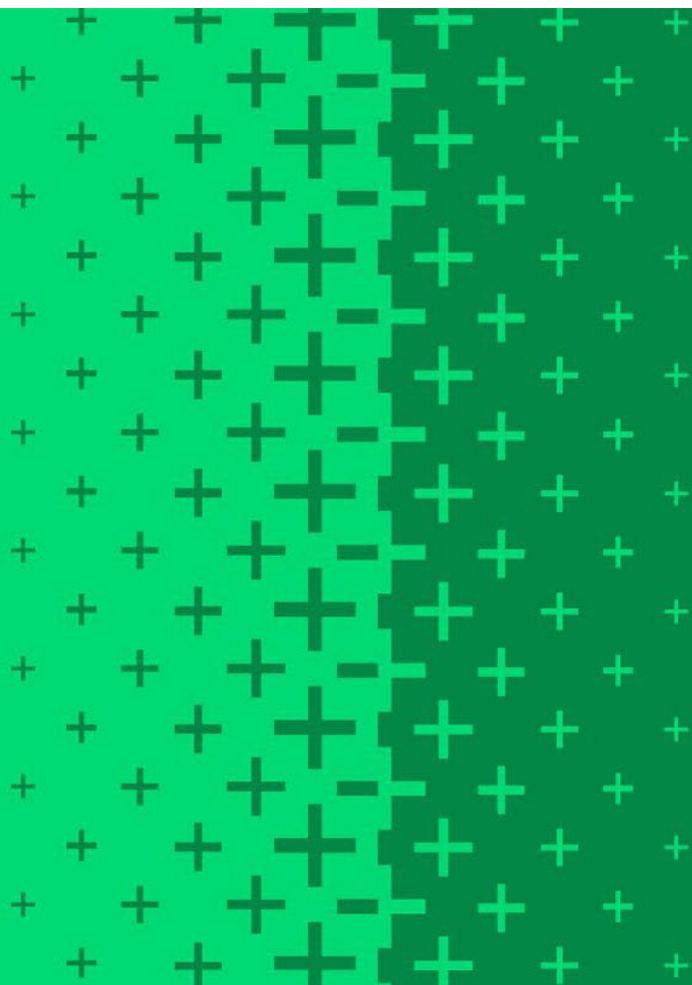


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1) SUMMARY OF CHANGES

Topic	Section(s)	New Guidelines
Enact Brand		Updated Logo and wording
Premium Refund Schedules	19C)	New BPMI Refundable Single Schedule H goes live February 15, 2022.

2) INTRODUCTION

The applicable Policy sets forth the terms and conditions that govern mortgage insurance issued by Enact. Please refer to the applicable Policy for complete details.

This Guide is intended to provide clarification, illustrative examples, and supplemental information on the requirements of the Policy. In the event the requirements of the Policy or this Guide are not followed, it may, in certain circumstances, result in cancellation of coverage, rescission, reduction in the Insurance Benefit, or Claim denial. If there is a conflict between this Guide and the Policy, the terms and conditions of the Policy will control. For ease of reference, capitalized terms used and not defined in this Guide have meanings set forth in Master Policy 1980.

The goal of Enact is to provide mortgage insurance (MI) coverage and exceptional customer service. We have provided the information in this Guide to help you better understand the process for:

- Activating insurance
- Canceling coverage
- Correcting loan numbers
- Processing servicing transfers
- Validating the insurance renewal date and premium amount
- Viewing and updating Certificates

Enact is prepared to provide additional assistance should you have any questions or comments regarding this Guide. Please contact the Enact ActionCenter at 800-400-6747 or via email at lenderservices@EnactMI.com. The department is staffed from 8 a.m. to 5p.m. Eastern Time Monday through Friday to provide you with any support you may need.

3) ENACT SERVICING WEBSITE

The Enact Servicing Website, [Mlservicing.Genworth.com](https://mlservicing.genworth.com), offers you access to portfolio information on loans insured by us. The site is accessible through any internet connection and provides secure access to data through the use of individual IDs and passwords associated with the customer's Enact organization number. If you are a first-time user, please contact the ActionCenter to obtain access and instructions on how to use the site.

On the MI Servicing Website, using CertiLINK®, you may:

- Activate insurance
- Cancel coverage
- Correct loan numbers
- Process servicing transfers
- Validate the insurance renewal date and premium amount
- View and update Certificates

The following tools are available for use:

- **L.I.S.** – For California Housing Finance Agency use only
- **Premium Billing on the Web** – Used to view or print a monthly renewal billing (paper and web bills only)
- **Premium Payment History** – Used to validate premium payments

SECURE SUBMISSION PROCESS

We do not use Personal Identifying Information (PII) for the bulk of our processes, so, if possible, we ask that you not send this type of information to us unless we have asked for it specifically. If you do need to transmit consumer data, it is essential to keep the information secure. Our Secure Submission process lets you transmit data to us through our website quickly and securely. Through use of this tool on our MI Servicing Website, your document will be encrypted during the upload process and transmission to Enact. Contact the ActionCenter for assistance.

TUTORIALS

To view and maintain MI Certificates, visit our self-service tutorials on our MI Servicing Website at MIservicing.genworth.com:

The following tutorials provide instruction to actions which can only be performed by logging in to MIservicing.genworth.com:

- Certificate Cancellation
- Certificate Status and Loan Information
- Premium Pay History
- Servicing Transfer

4) YOUR SERVICING CONTACTS

CASH APPLICATION AND BILLING

At an organization level (B22...) includes Commitment activations, cash application, monthly billing, wire, and ACH information.

Lender Servicing – Cash Application and Billing	
For remittance address information, please see Section 9c) of this Guide	Fax: 888-207-9024
Phone: 800-334-9270, ext. 2323	Email: certinfo@EnactMI.com

CERTIFICATE SERVICES

Includes corrections to Certificates, disclosure issues, portfolio audits, suspense processing, cancellations reinstatements, and Servicer reporting.

Lender Servicing – Certificate Services	
8325 Six Forks Road Raleigh, NC 27615	Fax: 888-964-9159
Phone: 800-400-6747	Email: lenderservices@EnactMI.com

DELEGATED & SPECIALIZED MI SUPPORT

Includes Commitment exception processing, modifications on performing loans, and Commitment reinstatements.

DMSI	
8325 Six Forks Road Raleigh, NC 27615	Fax: 800-890-3398
Phone: 800-444-5664	Email: DMSI@EnactMI.com

ACTIONCENTER

When it comes to the information you need, our ActionCenter is there to help! Learn more about our online tools and resources.

ActionCenter	
8325 Six Forks Road Raleigh, NC 27615	Fax: 800-592-4434
Phone: 800-444-5664	Email: Action.Center@EnactMI.com
Hours: 8:00 a.m. - 8:00 p.m. Eastern Time Monday through Friday	

5) COMMITMENT/CERTIFICATE OF INSURANCE

Enact issues a Commitment/Certificate of Insurance when the Insurance Application is approved. The Commitment/Certificate of Insurance is evidence of our approval and sets forth the terms, conditions, and certifications (in addition to the Policy) under which Enact will insure a loan.

6) COMMITMENT CHANGES BEFORE COVERAGE IS ACTIVATED

Please refer to the Enact Mortgage Insurance Underwriting Guidelines which can be found by visiting enactmi.com.

7) ACTIVATING COVERAGE/INITIAL PREMIUM

Please follow the activation instructions on the Commitment/Certificate of Insurance to remit the initial premium and supporting documentation (such as a loan sale notice, or loan number updates).

The Commitment/Certificate of Insurance for Zero Monthly (Deferred) MI (as described in Section 9a) requires no premium at the time of activation. You will provide only the loan close date for activation. Zero Monthly (Deferred) MI may be activated by:

- Using the Activation function on CertiLINK, the MI Site, other integrated methods, or
- Sending a Microsoft Excel file to us at certinfo@EnactMI.com. The file format is Certificate number, loan number, and loan close date (mm/dd/yyyy).

We do not use PII for the bulk of our processes, so if possible, we ask that you not send this type of information to us unless we have asked for it specifically.

Enact's Zero Monthly (Deferred) MI payment option defers the first month's premium payment until the policy coverage expires. The Servicer is responsible for paying the deferred premium amount to Enact upon the expiration of coverage. Deferred premium is calculated by dividing the original premium by the number of days in the month of loan closing/funding and multiplying that by the number of days between the loan closing date and the first premium due date, which is always the first day of the month after loan closing.

Activation instruction on the Commitment/Certificate of Insurance for Monthly, Annual, Split Premium, and Singles is as follows:

Premium Check via Regular or Certified Mail
Enact Mortgage Insurance PO BOX 277197 Atlanta, GA 30384-7197
<i>Please provide Certificate number, loan close date and contact information</i>
Premium Check via Overnight Express Delivery (FedEx/UPS)
Enact/Bank of America Lockbox Services Lockbox 277197 6000 Feldwood Road College Park, GA 30349-3652
<i>Please provide Certificate number, loan close date and contact information</i>
ACH/Wire
Contact certinfo@EnactMI.com for more information

PLEASE NOTE: See Section 12) for more requirements regarding payments.

8) HIGH LOAN-TO-VALUE REFINANCE OPTION / ENHANCED RELIEF REFINANCE MORTGAGE PROGRAM ACTIVATIONS

Enact issues a replacement Commitment/Certificate of Insurance with a new Certificate number on all approved High Loan-to-Value Refinance/Enhanced Relief Refinance loans. Please follow the activation instructions in this document.

ZERO MONTHLY (DEFERRED) AND SPLIT PREMIUM PAYMENT OPTIONS

Provide the loan close date. You will be billed for the premium due.

MONTHLY OR ANNUAL PAYMENT OPTIONS

Provide the loan close date and premium due shown on the Commitment/Certificate of Insurance.

SINGLE PREMIUM PAYMENT OPTION

Provide the loan close date.

9) RENEWAL BILLING

Premium renewal billings are generated monthly. For monthly premium plans, the renewal bill will include the current month's premium that is due and any past due premium up to 89 days. For annual premium plans, the renewal bill will include the annual premium that is due the next month. For instance, if the current bill month is March, the March bill will include all monthly premium plans due in March and all annual premium plans due in April. Loans that are being reported delinquent will be included on the bill until Enact receives a Claim.

9A) TYPES OF RENEWAL PLANS

ZERO MONTHLY (DEFERRED) PREMIUM MI

Zero Monthly (Deferred) Premium MI is a payment option which features monthly premium rates with no premium required to activate. Coverage begins when Enact is notified of the loan closing date.

Enact's Zero Monthly (Deferred) MI payment option defers the first month's premium payment until the policy coverage expires. The Servicer is responsible for paying the deferred premium amount to Enact upon the expiration of coverage. Deferred premium is calculated by dividing the original premium by the number of days in the month of loan closing/funding and multiplying that by the number of days between the loan closing date and the first premium due date, which is always the first day of the month after loan closing.

First renewal premium is due on the 1st day of the month following loan closing and will be included in that month's billing cycle.

Amortized (declining) renewal plans

- The loan balance is updated in our system annually using the anniversary month of the loan closing date.
- The unpaid principal balance of the loan should be supplied to Enact annually on the anniversary month. Servicers will need to supply the balance on that billing statement and calculate the renewal premium due using the rate displayed on the billing statement.

Level (constant) renewal plans

- Renewal premium due will remain the same for the first 10 years and then decrease to a lower renewal rate for the remaining life of the insurance.

ANNUAL PREMIUM MI

Annual Premium MI is a payment option where the renewal premium is due once each year on the anniversary of loan closing.

Amortized (declining) renewal plans

- Premium is based on the current balance at the time of renewal.
- The unpaid principal balance of the loan should be supplied to Enact.
- The billing notice will indicate only the premium rate. Servicers should supply the balance and calculate the renewal premium due to Enact.

Level (constant) renewal plans

- Renewal premium due will remain the same for the first ten (10) years and then decrease to a lower renewal rate for the remaining life of the insurance.

SINGLE PREMIUM MI

Single Premium Borrower Paid Mortgage Insurance (BPMI) is a one-time payment that provides coverage which remains in effect until cancelled in accordance with federal and state cancellation laws or investor requirements. For Certificates of Insurance issued prior to October 1, 2014 that include the Single Premium Term To 78 endorsement, coverage is provided until the loan amortizes to 78% of the Original Value, unless previously cancelled.

Single Premium Lender Paid Mortgage Insurance (LPMI) is a one-time payment that provides coverage for the life of the loan.

Although no renewal premiums are required for Single Premium policies, it is important that any servicing transfers and cancellations be reported to Enact so that the Servicer information can be maintained.

SPLIT PREMIUM MI

Split Premium MI is a payment option that features lower monthly rates combined with an upfront premium due at closing. Renewal premiums are due monthly. Coverage begins when Enact is notified of the loan closing date and receives the upfront premium.

MONTHLY PREMIUM MI

Monthly Premium MI is a payment option which features a coverage term of one (1) month; premiums are remitted monthly. The premium rate shown is the annualized first year and renewal premium rate. The payment option characteristics are:

- Coverage begins when Enact is notified of the loan closing date and receives premium
- First renewal premium is billed during the month the premium is due and every month thereafter

Amortized (declining) renewal plans

- The loan balance is updated in our system annually, using the anniversary month of the loan closing date.
- The unpaid principal balance of the loan should be supplied to Enact annually during the anniversary month. Servicers will need to supply the balance on that billing statement and calculate the renewal premium due using the rate displayed on the billing statement.

Level (constant) renewal plans

- Premium is always based on the original insured amount.

9B) BILLING CYCLES

Enact provides three (3) cycles of billing: 1st, 11th, and End of the Month (last day of the month). Your billing cycle is identified by your choice when setting up preferences as a new customer. If you do not select a preference, the cycle defaults to the End of the Month. To change billing cycles, please contact Lender Services at 800-334-9270, ext. 2323 or send an email to certinfo@EnactMI.com.

If your organization primarily uses the Zero Monthly (Deferred) payment option we recommend choosing the End of the Month billing cycle.

9C) RENEWAL BILLING METHODS

AUTOMATED RENEWAL BILLING

For more information about the various mortgage software providers and vendors Enact supports, contact certinfo@EnactMI.com or 800-334-9270, ext. 2323.

SFTP (SECURE FILE TRANSFER PROTOCOL)

Your billing file can be sent via SFTP. For more information, contact certinfo@Enactmi.com or 800-334-9270, ext. 2323.

EXCEL FILE

Your billing file is sent to specified email addresses via an encrypted format on the day following your billing cycle date. For more information, contact certinfo@EnactMI.com or 800-334-9270, ext. 2323.

Remittance Address for Bill Methods: Automated, SFTP, and Excel

Regular or Certified Mail
Enact Mortgage Insurance Corporation P.O. Box 277232 Atlanta, GA 30384-7232
Overnight Express Delivery (FedEx/UPS)
Enact/Bank of America Lockbox Services Lockbox 277232 6000 Feldwood Road College Park, GA 30349-3652
ACH or Wire Payment
Contact certinfo@EnactMI.com for more information.

ONLINE/WEB AND PAPER BILLING

Access your Online/Web bill on Enact’s MI Servicing Website at MIservicing.genworth.com. Sign up to receive an email notification. Your bill will be available the day following your billing cycle date. Paper bills will be mailed to the Servicer’s address of record. For more information, contact certinfo@EnactMI.com or 800-334-9270, ext. 2323.

Remittance address for Bill Methods: Online/Web and Paper

Regular or Certified Mail
Enact Mortgage Insurance Corporation P.O. Box 277197 Atlanta, GA 30384-7232
Overnight Express Delivery (FedEx/UPS)
Enact/Bank of America Lockbox Services Lockbox 277197 6000 Feldwood Road College Park, GA 30349-3652
ACH or Wire Payment
Contact certinfo@EnactMI.com for more information.

10) RENEWAL PREMIUM

You must pay the renewal premium for the renewal term at the rate specified on the Certificate. The renewal premium covers the renewal term shown on the Commitment/Certificate of Insurance. Enact must receive payment of the entire renewal premium on or before the expiration of the term for which premium was last paid, or within the applicable grace period of 90 days. Coverage will cancel as of the last day of the term for which premium was paid if the renewal premium is not received. For purposes of this provision on timely payment, we will consider the premium due date to be as set forth on our renewal billing. All payments of premium must be made in full.

Please note that the receipt and deposit of premium by Enact does not constitute acceptance until we have completed a final reconciliation of our records with respect to such premium payment.

10A) OVERDUE NOTICES

Overdue notices are indicated on the bill as past dues. Failure to pay renewal premiums, as specified in the Policy or this Guide, on any Certificate will result in the automatic cancellation of mortgage insurance on the Certificate.

10B) RENEWAL PREMIUM PAYMENT OPTIONS

Enact accepts payments by ACH or wire and by check.

For remittance address information please see Section 9c) of this Guide.

Please note that sending checks to our physical address will cause a delay in the application of your payment to the Certificate.

11) PREMIUM PAID AFTER LOAN DEFAULT

We will not terminate coverage on the basis of failure to pay renewal premium for the period following a Default. Accordingly, you are not required to pay premium during the period after Default.

If premium is received after Default, we will apply the premium to cover renewal premium to keep the coverage in force in the event the Default on the loan cures.

If the loan does not cure, any such premium received for post-Default periods will be refunded upon settlement of the related Claim.

If a Default on the loan cures, we must receive any unpaid renewal premium for the period after Default. Coverage on the Certificate will terminate if we do not receive the premium. We have no obligation to reinstate coverage on the terminated Certificate following the expiration.

12) TAXES, ASSESSMENTS, AND SURCHARGES

Premium tax, surcharges, or assessment amounts may be charged at a state level on initial and renewal premium if required by Applicable Law. Currently there are two (2) states (Kentucky and West Virginia) that require us to collect these amounts from the Initial Insured, Insured, or Beneficiary in addition to the premium. The Insurance Application received date is used to determine the start date of the rate for premium taxes, surcharges and assessments. In order to maintain coverage these amounts must be paid along with the premium.

The Kentucky state premium surcharge rates are shown below.

STATE	RATE	START DATE	END DATE
KY	0.018	4/1/2010	
KY	0.015	10/1/1990	3/31/2010*

* For applications received on or after the Start Date but before the End Date indicated.

In addition, we must also collect any applicable Kentucky municipal and/or county government premium tax which is assessed at the rate set by the local government. These rates vary by municipality and county and are subject to change annually. Refer to the Kentucky Department of Insurance Public Protection Cabinet page at <http://insurance.ky.gov/ppc/default.aspx> for information regarding these rates.

The West Virginia state premium surcharge rates are shown below.

STATE	RATE	START DATE	END DATE
WV	0.0055	1/1/2006	
WV	0.01	7/1/1992	12/31/2005*

* For applications received on or after the Start Date but before the End Date indicated.

Please be advised that the rate and amount for all taxes, surcharges, and assessments are subject to change by the governing jurisdiction. The amount of the tax, assessment or surcharge is shown on your Commitment/Certificate of Insurance for the initial amount to be paid. Thereafter, the amount due is shown on your monthly bill. Your premium payments cannot be applied to the Certificate without remittance of the applicable taxes, assessments, or surcharges.

13) PAYMENT OF INCORRECT PREMIUM RATE

MP 1480/1920/1980

If a loan received an inaccurate premium rate because of inaccurate or omitted Loan Application information but would still be eligible for coverage at another premium rate offered by us, we may elect to charge a non-refundable one-time premium differential payment. You will be obligated to pay the differential premium payment, which will be based upon the premium we would have expected to receive on that loan at the correct rate. Additional premium, if required, must be paid within 60 days of our notice or we may rescind coverage.

- Premium differential payments will not be requested for inaccurate Original Values that do not result in a Valuation Defect but may be requested as a result of inaccurate loan-to-value information.
- Premium differential payments will not be requested for loans eligible for rescission relief under the Policy.

If you encounter this situation, contact Lender Services at lenderservices@EnactMI.com.

14) TERM OF COVERAGE

MP 1480/1920/1980

Provided that all premium is paid as required on a Certificate, and subject to the terms and conditions of the Policy and this Guide, coverage on a Certificate will continue in effect until the first of the following events occurs, at which time coverage will terminate automatically:

- A Claim is submitted and settled with respect to the Certificate
- The loan is paid in full or is refinanced
- The Servicer or Beneficiary cancels coverage on the Certificate
- The term of coverage expires according to the applicable premium plan

ALL OTHER POLICIES

Coverage under the Policy for a loan described in a Certificate shall, subject to cancellation by the Insured or the Company as provided in the Policy, remain in full force and effect for the period covered by the initial premium as specified in the Certificate and shall then terminate as of the end of such period without further action by the Company.

Notwithstanding the foregoing, coverage under the Policy for a loan may be renewed by the Insured (subject to all the terms and conditions of the Policy), effective as of the end of such initial period, for successive periods (annual or monthly as applicable) upon the timely payment of renewal premiums until the first to occur of the following events:

- The loan is paid in full or is refinanced
- The Company has paid the Insured the loss with respect to the loan in accordance with the provisions of the applicable Policy
- The Insured fails to pay any renewal premium when due or within the 60-day grace period

15) CERTIFICATE CHANGES

15A) ASSUMPTIONS

MP 1480/1920/1980

All loan assumptions, with or without the release of liability of the original Borrower, must be reviewed and approved by Enact prior to you processing the assumption. Failure to obtain our prior approval may result in the cancellation of coverage effective on the date of the assumption, or if a Claim has been submitted, we may issue a Claim Denial Notice. A new appraisal is not required. The assumption will be underwritten in accordance with current guidelines and, if approved by Enact, an amended Commitment/Certificate of Insurance will be issued.

Submission: Non-Delinquent Assumptions

Submit the Assumption Request and applicable documentation to the attention of Central Imaging by one (1) of the following methods:

- Online via secure submission: [Mlservicing.genworth.com](https://mlservicing.genworth.com)
- Fax to: 800-285-4322
- Email to: mionly.uw@EnactMI.com

Submission: Delinquent Assumptions

Submit the Assumptions Request and applicable document to Homeowner Assistance by one (1) of the following methods:

- Online via secure submission: [Mlservicing.genworth.com](https://mlservicing.genworth.com)
- Fax to: 800-944-3642
- Email to: hoa@EnactMI.com

ALL OTHER POLICIES - NO RELEASE OF LIABILITY

Assumptions on loans that **do not release the original Borrower from liability** require no written approval by Enact. New Borrower(s) must qualify for the loan under the Insured's then current underwriting guidelines.

Submission: Without Release of Liability

Lenders must submit a completed Assumption Request to the attention of Lender Services by one (1) of the following methods:

- Online via secure submission: [Mlservicing.genworth.com](https://mlservicing.genworth.com)
- Fax to: 888-964-9159
- Email to: lenderservices@EnactMI.com

ALL OTHER POLICIES - RELEASE OF LIABILITY

In the event of an assumption **with release of liability** of the original Borrower, a Enact Assumption Request and a complete credit package for the new Borrower should be submitted to Enact. A new appraisal is not required. The assumption will be underwritten to current guidelines and, if approved by Enact, an amended Commitment/Certificate of Insurance will be issued.

Submission: Non-Delinquent Assumptions

Submit the Assumption Request and applicable documentation to the attention of Central Imaging by one (1) of the following methods:

- Online via secure submission: [Mlservicing.genworth.com](https://mlservicing.genworth.com)
- Fax to: 800-285-4322
- Email to: mionly.uw@EnactMI.com

Submission: Delinquent Assumptions

Submit the Assumptions Request and applicable documentation to Homeowner Assistance by one (1) of the following methods:

- Online via secure submission: [Mlservicing.genworth.com](https://mlservicing.genworth.com)
- Fax to: 800-944-3642
- Email to: hoa@EnactMI.com

Enact reserves the right to require additional documentation.

In some cases, the Insured is prohibited by Applicable Law from exercising its rights under a "due on sale" clause or is obligated by Applicable Law to consent to an assumption. Under these circumstances, a completed Assumption Notice must be submitted to Enact at lenderservices@EnactMI.com and the coverage on the loan will continue.

An Assumption Request can be obtained by contacting the ActionCenter or on the Enact MI Servicing Website on the Publications tab at [Mlservicing.genworth.com](https://mlservicing.genworth.com).

15B) PARTIAL RELEASE/EMINENT DOMAIN/TEMPORARY ACCESS/CONSTRUCTION EASEMENTS/LEASES (OIL, GAS, AND OTHER COMPARABLE LEASE TYPES)

ALL POLICIES

Enact must approve any partial releases or partial release waivers affecting the Property securing the loan, and the request must be in writing.

Provide the following documentation:

- A letter outlining the following:
 - Why the release is being requested
 - Whether money is being exchanged and, if so, the amount
 - The details regarding the release (reason, who will receive land being released, amount of the land being released, etc.)
- 12-month payment history
- Copy of the original security instrument
- Survey or other comparable illustration outlining the property to be released relative to the location of the house
- A new appraisal stating the value of the portion being released and the value of the remaining Property
- Copy of pending sales contract

Your request should be sent to lenderservices@EnactMI.com or via fax to 888-964-9159.

If part or all of the Property is taken by eminent domain, condemnation, or any other proceedings by a federal, state, or local government unit or agency, you must require that the Borrower apply the maximum permissible amount of any compensation awarded in the proceedings to reduce the outstanding principal balance and interest due under the loan, in accordance with the law of the jurisdiction where the Property is located.

15C) COVERAGE CHANGES

COVERAGE INCREASE

To request an increase in coverage, send an email to lenderservices@EnactMI.com. The following items must be included:

- Certificate Number and Lender Loan Number
- Effective date of change (loan closing date or the date the request is received)

Enact reserves the right to require additional documentation depending on the circumstances of the coverage change. If the request is approved, we will send the Servicer an amended Commitment/Certificate of Insurance which will reflect the increased coverage and premium amount. The increase in coverage will be effective with the next renewal premium payment.

COVERAGE DECREASE

- For annual payment option coverage decreases, we will calculate the differential in premium for the time remaining in the present term and issue a refund, if any, to the Servicer.
- For monthly payment option coverage decreases, the decreased coverage and premium will be effective at the next renewal billing.

15D) ADDRESS CHANGES

If the Property address on the Commitment/Certificate of Insurance is different from the loan documents, a request to correct the address must be submitted in writing with a copy of the appraisal, Mortgage/deed of trust, or promissory note.

If the Commitment/Certificate of Insurance reflects a lot and block number and a Servicer has a street address, a request to change must be submitted in writing along with a copy of the original appraisal, Mortgage/deed of trust, or promissory note.

Sometimes the state, city, or county will change an address. If this occurs, we require a copy of the letter from the state, city, or county prior to making the change.

All requests for address changes and supporting documents should be submitted to lenderservices@EnactMI.com or via fax to 888-964-9159.

15E) SERVICING TRANSFER

Notice of the transfer of servicing rights must be given to us within 30 days of the transfer. Options for providing notice are below:

- Servicing transfers can be completed online at MIservicing.genworth.com by using the CertiLINK option to transfer servicing.
- Send the Servicing Transfer Form (available at MIservicing.genworth.com) or the completed Servicing Transfer Data section of the Commitment/Certificate of Insurance to certinfo@EnactMI.com or fax to 800-866-8708. If you need either the Servicing Transfer Form or a copy of the Commitment/Certificate of Insurance, please contact Lender Services.

Servicers must be approved by Enact. If you would like to validate that the transferee is an approved Servicer, please contact Lender Services.

To become an approved Servicer, please complete the form on our website under Master Policy Agreement at EnactMI.com to become a business partner.

15F) MODIFICATIONS

DEFINING TRADITIONAL LOAN MODIFICATIONS

A loan modification is a change to the term of the loan. No new mortgage note or Deed of Trust will be recorded; the existing Note will be modified. A traditional loan modification is subject to the following conditions:

- The Loan Payment status is current (less than 30 days past due)
- The modification is not due to a financial hardship

These terms from the original Mortgage Insurance Certificate will remain unchanged: coverage percentage, loan-to-value (LTV), and premium rate categories.

Changes to the loan terms include (but are not limited to) a change in interest rate, amortization term, or mortgage instrument (for example, adjustable-rate mortgage or ARM to fixed-rate). Generally, the new loan term should place the Borrower in a more favorable position to enable continued home ownership by:

- Extending the ARM fixed-payment period
- Providing a more stable mortgage payment option (for example, changing from a potential neg. am loan to a fixed-rate fully-amortizing mortgage)
- Reducing the amortization term (loan term)
- Reducing the mortgage payment, interest rate, or principal balance

Modification requests should be forwarded to our National Processing Center for prior approval. The Modification Form is located on our website at [EnactMI.com](https://www.enactmi.com).

Modifications of delinquent or potential delinquent loans should be referred to the National Loan Workout Center in Raleigh for review. Refer to specific instructions on our servicing website for U.S. Department of the Treasury Modification Programs.

Construction-to-Permanent loans

The Borrower is underwritten and qualified one (1) time according to the terms of the permanent financing. However, a change from a fixed rate to an ARM is allowed when the change occurs on or before the loan converts to permanent financing. The new loan product may be an ARM with an initial fixed term of five (5) years or greater.

Single close construction-to-permanent loans

There is only one (1) Note date; therefore, the conversion/modification date is not applicable to the age of (credit) documentation. If the Lender opts to activate coverage at the time of property completion, the Lender is not required to submit updated credit documents as long as the loan closed per the terms of the Commitment/Certificate of Insurance.

15G) OBLIGATION TO SELF-REPORT

MP 1920/1980

Insureds and Servicers are required to notify Enact within 30 days after becoming aware of a Significant Defect, Single Loan Fraud, or Pattern Activity, or if a loan repurchase is required by a GSE or any other investor. This notification should be sent via email to MI.Inquiries@EnactMI.com and include all pertinent information on that loan.

If we have not yet granted rescission relief, we may conduct an Independent Validation on any self-reported loan. If our Independent Validation identifies a Defect, Significant Defect, Single Loan Fraud, or Pattern Activity we may pursue the remedies specified in the Policy.

If we have previously granted rescission relief, we may conduct a second Independent Validation to determine if a life-of-loan exclusion exists.

If our second Independent Validation identifies a life of loan exclusion, we may rescind coverage on the loan.

16) CANCELLATION OF COVERAGE

Coverage may be cancelled by notice to Enact. It is your responsibility to provide timely notice. The amount of any premium refund from Enact will not include premium earned for any period more than 45 days prior to receipt of the cancellation notice. The servicer may be obligated by applicable law or investor guidelines to refund an additional amount to the borrower. See Section 19) for impact on premium refund.

You may request cancellation of insurance coverage in any of the following ways:

- **CertiLINK:** Use the cancel coverage option on CertiLINK at MIservicing.genworth.com. If you need assistance to access the site, please call the ActionCenter at 800-444-5664 or email at Action.Center@EnactMI.com.
 - This option will give MI Servicing Site users the ability to:
 - Cancel MI Certificates and find out the premium refund/due
 - Cancel MI Certificates in bulk (up to 250 requests)
 - Receive an email confirmation
 - Query and report on historical cancellations for the servicing organization
- **EDI transaction:** EDI 266 is a transaction that allows Servicers to electronically process MI cancellations. For more information on this option please email lenderservices@EnactMI.com.

All cancellation requests must provide the following information:

- Our ten-digit Certificate number
- Effective date of cancellation
- Reason for cancellation: Paid in Full, or LTV Drop/HPA

We do not use PII for the bulk of our processes, so if possible, we ask that you not send this type of information to us unless we have asked for it specifically.

IF YOU WOULD PREFER TO SUBMIT THE FORM VIA FAX OR EMAIL

The Cancellation Notice Form(s) can be found on the Enact MI Servicing Website on the Publications tab at [Mlservicing.genworth.com](https://mlservicing.genworth.com) or by contacting lenderservices@EnactMI.com:

The Cancellation Notice Form may be submitted to via lenderservices@EnactMI.com or via fax to 888-964-9159 or via Enact [Mlservicing.genworth.com](https://mlservicing.genworth.com).

- Cancellation Notice Form Single Certificate
- Cancellation Notice Form Multiple Certificates
- Excel Cancellation Form

NOTICE OF LOAN PAYOFF

You are required to provide notice of loan payoff within 45 days from the payoff date.

17) PREMIUMS DUE WHEN INSURANCE IS CANCELLED

When coverage is cancelled, any outstanding premium is due. For customers using service bureaus, always select to pay premium at the time a cancellation is processed in your servicing system.

Enact's Zero Monthly (Deferred) MI payment option defers the first month's premium payment until the policy coverage expires. The Servicer is responsible for paying the deferred premium amount to Enact upon the expiration of coverage. If the deferred premium payment has not been made upon receipt of the cancellation notice, Enact will deduct the amount from any refund of any premium overpayment.

18) REINSTATEMENT POLICY

18A) COMMITMENT REINSTATEMENTS

Enact will consider the reinstatement of a Commitment under the following conditions:

UNEXPIRED COMMITMENT

A Commitment that has been cancelled but has not yet reached the expiration date listed on the Commitment, is eligible for reinstatement with no additional documentation requirements. The request to reinstate must be received prior to the Commitment expiration date.

EXPIRED COMMITMENT

A Commitment that has expired may be eligible for reinstatement under the following conditions:

- Loan is still insurable under Enact's Underwriting Guidelines in effect on the date the reinstatement request is received by Enact
- A current Mortgage payment history must be submitted for review
- All required Loan Payments since loan close date have been received in full within the month due
- Loan close date occurred prior to commitment expiration date
- Reinstatement request is received within 24 months of commitment cancellation date

Please note that additional documentation may be requested at Enact's discretion.

If you have a question about a cancelled Commitment, please contact the ActionCenter.

18B) CERTIFICATE REINSTATEMENTS

Enact will consider the reinstatement of a cancelled Certificate for non-payment of premium or Servicer cancellation error if the reinstatement request is received within 12 months of the Certificate cancellation date and includes a 12-month Loan Payment history (or Loan Payment history from Loan Origination date if less than 12 months).

In the event that coverage is cancelled due to an error or omission that occurred in connection with the transfer, surrender, or seizure of servicing, we will reinstate coverage for the group of loans provided that:

- We are notified of the error within 60 days after the billing cycle grace period expires
- Reasonable evidence of the error or omission is provided
- The loans considered for reinstatement meet the reinstatement policy set forth in this Section, and
- All premiums due for reinstatement are received within the specified timeframe included in the reinstatement approval.

You are required to submit the reinstatement request along with the reason for requesting reinstatement and the appropriate Loan Payment history to lenderservices@EnactMI.com. Additional documentation may be requested at our discretion.

REINSTATEMENT APPROVAL

If the loan is approved for reinstatement of coverage, you will be notified of the approval, the amount of premium due (including premium that may have been refunded as a result of cancellation) for reinstatement, and the timeframe in which the premium must be submitted. If the premium due for reinstatement is not received within the required timeframe, the reinstatement approval will be void.

REINSTATEMENT DENIAL

If reinstatement of coverage on the loan is denied, you will be notified of the denial in writing.

19) PREMIUM REFUNDS DUE TO CANCELLATION

Enact will refund premium, as described below, within 30 days of receiving a notice to cancel coverage from you. Exceptions to the 30 days may include time required to confirm whether a reported delinquent loan has cured or a different timeframe if required by Applicable Law. Refunds for Split and Single payment plan MI policies are calculated based on the premium refund schedule applicable to the Certificate. Premium refund schedules are published at MIservicing.genworth.com and are available in Section 19c) below.

No premium is refundable for any period more than **45 days** prior to our receipt of the cancellation notice. Any obligation to a third party for any refund of premium that exceeds the amount payable by us under this provision will be the responsibility of the Servicer. Accordingly, the Servicer should provide notice of cancellation to us within 45 days of the loan cancellation date or the date on which mortgage insurance should be cancelled/terminated based on investor guidelines or Applicable Law.

Upon settlement of a Claim, any premium paid for any period post-default will be refunded within seven (7) days.

19A) THE HOMEOWNERS PROTECTION ACT (HPA)

CANCELLATIONS AND TERMINATIONS (HPA)

The Homeowners Protection Act of 1998 (HPA) covers single-family primary residence loans that closed on or after July 29, 1999. HPA provides for Borrower-requested cancellation and automatic termination of the Borrower's obligation to pay the premium. It is your responsibility to timely notify us of MI coverage cancellation or termination.

CANCELLATIONS (NON-HPA)

Investors establish the criteria for cancelling mortgage insurance for loans not covered by HPA. It is your responsibility to timely notify us of MI coverage cancellation in accordance with those guidelines.

19B) PREMIUM REFUND GUIDELINES

We offer refundable and nonrefundable premium plans. Whether premium is refundable is specified on the loan's insurance Commitment/Certificate of Insurance.

The Single Premium Term to 78 endorsement is only applicable for Certificates of Insurance issued prior to October 1, 2014.

MI Cancellation Made Easy

Your guide to MI cancellations and refundability

Use this guide to help determine refundability of MI premium in the event of cancellation or termination. Log on to our website at miservicing.genworth.com to streamline cancellations (individual loans or bulk), to determine premium refund or amount owed, and to view past cancellations.

Premium Payment Plan	Refundability	Cancellation Reason	Non-HPA	HPA	Refund Logic
BORROWER PAID Zero Monthly (Deferred)	Refundable	LTV Drop/ HPA	Pro-rated	Pro-rated	See Monthly refund logic to determine unearned premium refund or remaining premiums due post cancellation.
		Loan Paid in Full	Pro-rated	Pro-rated	
	Non-Refundable	LTV Drop/ HPA	N/A	Pro-rated	If deferred premium is not paid before receipt of cancellation notice, Enact may deduct any applicable deferred premium from the unearned premium refund.
		Loan Paid in Full	N/A	N/A	Deferred premium: Divide the original premium by the days in the month of loan closing and multiplying by the number of days between the loan closing date and the first premium due date.
BORROWER PAID Monthly	Refundable	LTV Drop/ HPA	Pro-rated	Pro-rated	Pro-rated: Count the number of days of premium due (begin with next Premium Due date but not include the Cancellation Effective Date) or refund (begin with Cancellation Effective Date but not include the next Premium Due Date) within a calendar month. Divide premium amount (plus applicable taxes) by the number of calendar days in each month. Multiply the monthly per diem rate by the number of days of premium due or refund. Total each monthly amount to determine final premium due or refund. Additional calculations may be required for Level loans with a 10-year rate drop.
		Loan Paid in Full	Pro-rated	Pro-rated	
	Non-Refundable	LTV Drop/ HPA	N/A	Pro-rated	
		Loan Paid in Full	N/A	N/A	
BORROWER PAID Annual	Refundable	LTV Drop/ HPA	Annual Short Rate Schedule	Pro-rated	Pro-rated: Divide the current premium amount (plus applicable taxes) by 365 to determine the per diem rate. Then, multiply the per diem rate by number of days between the premium due date and the cancellation effective date to determine the refund or additional premium due.
		Loan Paid in Full	Annual Short Rate Schedule	Pro-rated	
	Non-Refundable	LTV Drop/ HPA	N/A	Pro-rated	
		Loan Paid in Full	N/A	N/A	

Your guide to MI cancellations and refundability (*continued*)

Premium Payment Plan	Refundability	Cancellation Reason	Non-HPA	HPA	Refund Logic
BORROWER PAID Single	Refundable	LTV Drop/ HPA	See Applicable Refund Schedule	See Applicable Refund Schedule	For policies subject to Enact's Term of Coverage 78% LTV Endorsement under any applicable Master Policy, all premiums are considered earned if terminated due to the Automatic Termination provision of the Homeowners Protection Act (1998).
		Loan Paid in Full	See Applicable Refund Schedule	See Applicable Refund Schedule	
	Non-Refundable	LTV Drop/ HPA	N/A	See Applicable Refund Schedule	
		Loan Paid in Full	N/A	N/A	
BORROWER PAID Split	Refundable	LTV Drop/ HPA	See Applicable Refund Schedule +/- Pro-rated	See Applicable Refund Schedule +/- Pro-rated	If it is determined that there is an additional premium due for the renewal portion of the Split MI certificate, it will be deducted from any applicable unearned premium refund for the upfront premium payment.
		Loan Paid in Full	See Applicable Refund Schedule +/- Pro-rated	See Applicable Refund Schedule +/- Pro-rated	
	Non-Refundable	LTV Drop/ HPA	See Applicable Refund Schedule +/- Pro-rated	See Applicable Refund Schedule +/- Pro-rated	
		Loan Paid in Full	N/A	N/A	
LENDER PAID Premium Plans	Refundable	LTV Drop/ HPA	N/A	N/A	There is no unearned premium to refund upon cancellation of a Lender Paid MI Policy.
		Loan Paid in Full	N/A	N/A	
	Non-Refundable	LTV Drop/ HPA	N/A	N/A	
		Loan Paid in Full	N/A	N/A	

NOTE: Any overpayment of MI Premium will be refunded to the billing servicer of record.

Answers to your frequently asked questions

Q. Where can I learn more about the Homeowners Protection Act of 1998 (HPA)?

A. The CFPB provided a bulletin in August 2015 regarding HPA. It is posted online here: ([link to https://www.consumerfinance.gov/about-us/newsroom/cfbp-provides-guidance-about-private-mortgage-insurance-cancellation-and-termination/](https://www.consumerfinance.gov/about-us/newsroom/cfbp-provides-guidance-about-private-mortgage-insurance-cancellation-and-termination/)) For loans that are not covered by HPA, check your investors' guidelines.

Q. How is the refund or premium due determined when I cancel an MI Certificate?

A. The main factors that determine the unearned premium refund or additional premiums due at the time of MI cancellation are the Premium Payment Plan, the "Next Premium Due Date", and the "Cancellation Effective Date".

Q. How long will it take my cancellation request to be processed?

A. Most often, Enact processes cancellation requests instantly via our website at miservicing.genworth.com. Requests that require review by an Enact representative will be processed within 23 days. If a customer is integrated via ACH/Wire transmission, applicable premiums will be disbursed on the Wednesday following the cancellation request being processed.

Q. Which loans are subject to guidelines set by HPA?

A. MI cancellations/terminations under HPA apply to all single-family, primary residential mortgages originated using borrower paid MI.

19C) PREMIUM REFUND SCHEDULES

Refundable Single Premium - Schedule H

Certificate Months In Force**	% of Premium Refunded*	Certificate Months In Force**	% of Premium Refunded*
1	90.0%	31	44.2%
2	88.5%	32	42.7%
3	86.9%	33	41.2%
4	85.4%	34	39.7%
5	83.9%	35	38.1%
6	82.4%	36	36.6%
7	80.8%	37	35.1%
8	79.3%	38	33.6%
9	77.8%	39	32.0%
10	76.3%	40	30.5%
11	74.7%	41	29.0%
12	73.2%	42	27.5%
13	71.7%	43	25.9%
14	70.2%	44	24.4%
15	68.6%	45	22.9%
16	67.1%	46	21.4%
17	65.6%	47	19.8%
18	64.1%	48	18.3%
19	62.5%	49	16.8%
20	61.0%	50	15.3%
21	59.5%	51	13.7%
22	58.0%	52	12.2%
23	56.4%	53	10.7%
24	54.9%	54	9.2%
25	53.4%	55	7.6%
26	51.9%	56	6.1%
27	50.3%	57	4.6%
28	48.8%	58	3.1%
29	47.3%	59	1.5%
30	45.8%	60	0.0%

*If the policy is canceled.

** Certificate Months In Force is calculated as one plus the number of month boundaries crossed between the MI effective date and the cancellation date.

Information is accurate as of date of printing and subject to change without notice. Product availability is based on property location. May not be available in all states.

Enact Mortgage Insurance underwriters include: Enact Mortgage Insurance Corporation and Enact Mortgage Insurance Corporation of North Carolina.



Applies to applications received on or after **February 15, 2022**. See your Certificate for application received date.

Instructions:

- Using the Refund Schedule to the left, select the number of months insurance has been in force.
- Use the corresponding % of premium refunded and multiply by the premium paid to calculate the refunded amount.
- HPA Cancellation — If, at any time, a refund is required under the Homeowners Protection Act of 1998, a refund of unearned premium will be required. Use Single and Split HPA Refund Schedules AA-JJ.
- Not applicable to Alaska.

Single Premium MI: Provides coverage until the loan amortizes to 78% of the original value, unless previously cancelled.

Single Premium MI Refund Period: Provides refunds in the event of a cancellation within the first 60 months of the loan.

For more information call Lender Services® at 800-400-6747.

The Single Premium Term to 78 endorsement is only applicable for Certificates of Insurance issued prior to October 1, 2014.

Single and Split HPA Refund Schedules AA - JJ

Refunds of unearned premium as required under Homeowners Protection Act of 1998.

Instructions for Use

1. HPA Cancellations – if at any time a refund is required under the Homeowners Protection Act of 1998, a refund of unearned premium, if any, using the refund schedule curves will be required. Refunds are provided for both refundable and non-refundable borrower paid mortgage insurance.
2. Using the Schedule Mapping table below, identify the Refund Schedule representing the Loan Term of the Certificate, Interest Rate, and LTV to identify the Curve that applies to the loan.
3. Using the Refund Schedule curves, locate the Refund Schedule for your certificate and choose the row representing the certificate months in force.
4. Select % premium refunded under the appropriate Refund Schedule column for the certificate's months in force and multiply by the premium paid to calculate the refunded amount.

Single Premium

Percentage of premium refunded if the policy is cancelled.

Split Premium

Percentage of upfront premium refunded if the policy is cancelled. Refund will also include any unearned monthly premium if the policy is cancelled.

Loan Term Explanation

Loan Term 30: Certificates greater than 300 months

Loan Term 25: Certificates greater than 240 and less than or equal to 300 months

Loan Term 20: Certificates greater than 180 and less than or equal to 240 months

Loan Term 15: Certificates less than or equal to 180 months

Schedule Mapping											
Term 30			Term 25			Term 20			Term 15		
Interest Rate	LTV	Curve	Interest Rate	LTV	Curve	Interest Rate	LTV	Curve	Interest Rate	LTV	Curve
≤4%	97+	FF	≤4%	97+	DD	≤4%	97+	CC	≤4%	97+	CC
≤4%	95	EE	≤4%	95	DD	≤4%	95	CC	≤4%	95	BB
≤4%	90	DD	≤4%	90	CC	≤4%	90	BB	≤4%	90	BB
≤4%	85	BB	≤4%	85	BB	≤4%	85	AA	≤4%	85	AA
4.01%-6%	97+	GG	4.01%-6%	97+	FF	4.01%-6%	97+	DD	4.01%-6%	97+	CC
4.01%-6%	95	GG	4.01%-6%	95	EE	4.01%-6%	95	DD	4.01%-6%	95	CC
4.01%-6%	90	EE	4.01%-6%	90	DD	4.01%-6%	90	CC	4.01%-6%	90	BB
4.01%-6%	85	CC	4.01%-6%	85	CC	4.01%-6%	85	BB	4.01%-6%	85	AA
6.01%-8%	97+	II	6.01%-8%	97+	GG	6.01%-8%	97+	EE	6.01%-8%	97+	CC
6.01%-8%	95	HH	6.01%-8%	95	FF	6.01%-8%	95	DD	6.01%-8%	95	CC
6.01%-8%	90	FF	6.01%-8%	90	EE	6.01%-8%	90	CC	6.01%-8%	90	BB
6.01%-8%	85	DD	6.01%-8%	85	CC	6.01%-8%	85	BB	6.01%-8%	85	AA

Schedule Mapping											
Term 30			Term 25			Term 20			Term 15		
Interest Rate	LTV	Curve	Interest Rate	LTV	Curve	Interest Rate	LTV	Curve	Interest Rate	LTV	Curve
8.01%-10%	97+	JJ	8.01%-10%	97+	HH	8.01%-10%	97+	EE	8.01%-10%	97+	DD
8.01%-10%	95	II	8.01%-10%	95	GG	8.01%-10%	95	EE	8.01%-10%	95	CC
8.01%-10%	90	HH	8.01%-10%	90	FF	8.01%-10%	90	DD	8.01%-10%	90	BB
8.01%-10%	85	FF	8.01%-10%	85	DD	8.01%-10%	85	CC	8.01%-10%	85	BB
≥10.01%	97+	JJ	≥10.01%	97+	HH	≥10.01%	97+	FF	≥10.01%	97+	DD
≥10.01%	95	JJ	≥10.01%	95	HH	≥10.01%	95	FF	≥10.01%	95	CC
≥10.01%	90	II	≥10.01%	90	GG	≥10.01%	90	DD	≥10.01%	90	CC
≥10.01%	85	GG	≥10.01%	85	EE	≥10.01%	85	CC	≥10.01%	85	BB

Refund Schedule Curves										
Months In Force	Curve AA	Curve BB	Curve CC	Curve DD	Curve EE	Curve FF	Curve GG	Curve HH	Curve II	Curve JJ
1	90.000%	90.000%	90.000%	90.000%	90.000%	90.000%	90.000%	90.000%	90.000%	90.000%
2	85.683%	87.697%	88.755%	89.216%	89.445%	89.581%	89.655%	89.690%	89.695%	89.679%
3	81.366%	85.394%	87.510%	88.432%	88.890%	89.162%	89.311%	89.380%	89.391%	89.359%
4	77.049%	83.091%	86.266%	87.648%	88.335%	88.743%	88.966%	89.070%	89.086%	89.038%
5	72.733%	80.788%	85.021%	86.865%	87.779%	88.324%	88.621%	88.760%	88.781%	88.718%
6	68.416%	78.485%	83.776%	86.081%	87.224%	87.906%	88.276%	88.450%	88.476%	88.397%
7	64.099%	76.182%	82.531%	85.297%	86.669%	87.487%	87.932%	88.140%	88.172%	88.077%
8	59.782%	73.879%	81.287%	84.513%	86.114%	87.068%	87.587%	87.830%	87.867%	87.756%
9	55.465%	71.575%	80.042%	83.729%	85.559%	86.649%	87.242%	87.520%	87.562%	87.436%
10	51.148%	69.272%	78.797%	82.945%	85.004%	86.230%	86.897%	87.210%	87.257%	87.115%
11	46.832%	66.969%	77.552%	82.162%	84.449%	85.811%	86.553%	86.900%	86.953%	86.795%
12	42.515%	64.666%	76.308%	81.378%	83.893%	85.392%	86.208%	86.590%	86.648%	86.474%
13	38.198%	62.363%	75.054%	80.593%	83.476%	84.985%	85.895%	86.320%	86.386%	86.209%
14	33.881%	60.060%	73.741%	79.792%	82.155%	83.816%	84.723%	85.152%	85.225%	85.041%
15	29.564%	57.757%	72.428%	78.991%	80.834%	82.597%	83.506%	84.839%	84.920%	84.731%
16	25.247%	55.454%	71.115%	78.190%	79.672%	81.378%	82.249%	83.696%	83.786%	83.592%
17	20.930%	53.151%	69.738%	77.389%	78.553%	80.260%	81.000%	82.226%	82.334%	82.132%
18	16.613%	50.848%	68.321%	76.588%	77.428%	79.141%	80.881%	81.803%	81.929%	81.721%
19	12.296%	48.545%	66.904%	75.887%	76.312%	78.022%	79.762%	80.784%	80.929%	80.722%
20	7.979%	46.242%	65.487%	75.236%	75.191%	77.003%	78.643%	79.735%	79.899%	79.701%
21	3.662%	43.939%	64.070%	74.645%	74.160%	76.244%	77.504%	78.686%	78.869%	78.683%
22	0.000%	41.636%	62.653%	74.108%	73.717%	75.005%	76.375%	77.526%	77.720%	77.537%
23		39.333%	61.236%	73.695%	73.324%	74.006%	75.264%	76.367%	76.579%	76.405%
24		37.030%	59.819%	73.327%	72.981%	73.663%	74.865%	75.418%	75.647%	75.484%
25		34.727%	58.402%	73.014%	72.688%	73.370%	74.572%	74.929%	75.174%	74.921%
26		32.424%	56.985%	72.756%	72.440%	73.122%	74.280%	74.686%	74.939%	74.673%
27		30.121%	55.568%	72.543%	72.242%	72.924%	74.032%	74.444%	74.703%	74.425%
28		27.818%	54.151%	72.375%	72.084%	72.776%	73.784%	74.206%	74.465%	74.177%
29		25.515%	52.734%	72.252%	71.975%	72.677%	73.586%	74.017%	74.276%	73.979%
30		23.212%	51.317%	72.174%	71.916%	72.618%	73.438%	73.828%	74.087%	73.781%
31		20.909%	49.900%	72.131%	71.907%	72.609%	73.339%	73.689%	73.948%	73.632%
32		18.606%	48.483%	72.122%	71.948%	72.650%	73.290%	73.590%	73.809%	73.483%
33		16.303%	47.066%	72.153%	71.949%	72.651%	73.241%	73.491%	73.670%	73.334%

*Certificate Months In Force Is calculated as one plus the number of month boundaries crossed between the MI effective date and the cancellation date

Refund Schedule Curves										
Months In Force	Curve AA	Curve BB	Curve CC	Curve DD	Curve EE	Curve FF	Curve GG	Curve HH	Curve II	Curve JJ
34		0.515%	22.631%	36.920%	44.767%	49.747%	52.667%	54.254%	54.954%	54.828%
35		0.000%	20.640%	35.101%	43.115%	48.223%	51.230%	52.873%	53.611%	53.500%
36			18.715%	33.315%	41.486%	46.717%	49.808%	51.506%	52.284%	52.188%
37			16.861%	31.563%	39.880%	45.230%	48.402%	50.154%	50.973%	50.892%
38			15.082%	29.847%	38.299%	43.761%	47.014%	48.819%	49.678%	49.614%
39			13.379%	28.167%	36.742%	42.313%	45.643%	47.501%	48.399%	48.352%
40			11.757%	26.527%	35.212%	40.885%	44.289%	46.199%	47.138%	47.108%
41			10.220%	24.925%	33.708%	39.478%	42.955%	44.915%	45.894%	45.882%
42			8.771%	23.365%	32.233%	38.093%	41.639%	43.649%	44.667%	44.675%
43			7.413%	21.847%	30.785%	36.729%	40.342%	42.401%	43.459%	43.485%
44			6.151%	20.372%	29.366%	35.389%	39.066%	41.171%	42.268%	42.314%
45			4.989%	18.941%	27.977%	34.071%	37.809%	39.960%	41.097%	41.162%
46			3.932%	17.556%	26.619%	32.777%	36.573%	38.768%	39.943%	40.029%
47			2.984%	16.217%	25.291%	31.507%	35.357%	37.596%	38.809%	38.914%
48			2.151%	14.925%	23.994%	30.262%	34.162%	36.442%	37.693%	37.819%
49			1.440%	13.682%	22.729%	29.041%	32.989%	35.309%	36.596%	36.743%
50			0.856%	12.487%	21.497%	27.844%	31.837%	34.195%	35.519%	35.686%
51			0.411%	11.343%	20.298%	26.673%	30.706%	33.101%	34.460%	34.648%
52			0.117%	10.250%	19.131%	25.528%	29.598%	32.027%	33.421%	33.630%
53			0.000%	9.209%	17.998%	24.408%	28.511%	30.973%	32.401%	32.630%
54				8.220%	16.900%	23.314%	27.446%	29.939%	31.400%	31.650%
55				7.285%	15.835%	22.246%	26.404%	28.926%	30.419%	30.689%
56				6.403%	14.805%	21.204%	25.384%	27.933%	29.457%	29.748%
57				5.577%	13.810%	20.189%	24.386%	26.960%	28.514%	28.825%
58				4.805%	12.850%	19.201%	23.411%	26.008%	27.591%	27.922%
59				4.090%	11.925%	18.238%	22.458%	25.076%	26.687%	27.037%
60				3.431%	11.035%	17.303%	21.528%	24.164%	25.801%	26.171%
61				2.829%	10.181%	16.394%	20.620%	23.273%	24.935%	25.324%
62				2.285%	9.363%	15.513%	19.735%	22.402%	24.088%	24.496%
63				1.798%	8.581%	14.657%	18.872%	21.551%	23.260%	23.686%
64				1.370%	7.834%	13.829%	18.032%	20.720%	22.451%	22.895%
65				1.000%	7.123%	13.028%	17.214%	19.910%	21.660%	22.121%
66				0.689%	6.448%	12.253%	16.418%	19.119%	20.888%	21.366%
67				0.436%	5.808%	11.504%	15.645%	18.349%	20.134%	20.629%
68				0.241%	5.204%	10.783%	14.893%	17.598%	19.399%	19.909%
69				0.105%	4.636%	10.087%	14.164%	16.866%	18.682%	19.207%
70				0.025%	4.103%	9.418%	13.457%	16.154%	17.982%	18.523%
71				0.000%	3.605%	8.775%	12.771%	15.462%	17.301%	17.855%
72					3.142%	8.158%	12.107%	14.789%	16.637%	17.205%
73					2.714%	7.567%	11.464%	14.134%	15.990%	16.571%
74					2.319%	7.002%	10.843%	13.499%	15.361%	15.954%
75					1.959%	6.462%	10.242%	12.882%	14.748%	15.354%
76					1.631%	5.946%	9.663%	12.284%	14.153%	14.769%
77					1.337%	5.456%	9.104%	11.704%	13.574%	14.201%

*Certificate Months In Force Is calculated as one plus the number of month boundaries crossed between the MI effective date and the cancellation date

Refund Schedule Curves										
Months In Force	Curve AA	Curve BB	Curve CC	Curve DD	Curve EE	Curve FF	Curve GG	Curve HH	Curve II	Curve JJ
78					1.074%	4.990%	8.566%	11.142%	13.012%	13.648%
79					0.844%	4.549%	8.047%	10.598%	12.466%	13.111%
80					0.643%	4.132%	7.549%	10.071%	11.936%	12.589%
81					0.473%	3.738%	7.070%	9.562%	11.421%	12.082%
82					0.331%	3.367%	6.611%	9.071%	10.923%	11.590%
83					0.218%	3.019%	6.171%	8.596%	10.439%	11.113%
84					0.130%	2.693%	5.750%	8.137%	9.971%	10.650%
85					0.067%	2.390%	5.348%	7.696%	9.518%	10.201%
86					0.026%	2.108%	4.963%	7.270%	9.079%	9.765%
87					0.005%	1.846%	4.597%	6.860%	8.654%	9.344%
88					0.000%	1.606%	4.248%	6.466%	8.244%	8.936%
89						1.385%	3.917%	6.088%	7.847%	8.541%
90						1.184%	3.602%	5.724%	7.464%	8.159%
91						1.002%	3.304%	5.375%	7.095%	7.789%
92						0.837%	3.023%	5.041%	6.738%	7.432%
93						0.691%	2.757%	4.721%	6.395%	7.087%
94						0.561%	2.507%	4.415%	6.064%	6.754%
95						0.447%	2.271%	4.123%	5.745%	6.433%
96						0.348%	2.051%	3.844%	5.439%	6.123%
97						0.265%	1.845%	3.578%	5.144%	5.824%
98						0.194%	1.652%	3.325%	4.861%	5.536%
99						0.137%	1.473%	3.084%	4.589%	5.258%
100						0.091%	1.308%	2.855%	4.329%	4.991%
101						0.057%	1.154%	2.639%	4.079%	4.735%
102						0.032%	1.013%	2.433%	3.839%	4.488%
103						0.015%	0.884%	2.239%	3.610%	4.251%
104						0.005%	0.766%	2.056%	3.391%	4.023%
105						0.001%	0.659%	1.883%	3.181%	3.805%
106						0.000%	0.562%	1.720%	2.981%	3.595%
107							0.475%	1.568%	2.791%	3.394%
108							0.397%	1.425%	2.609%	3.202%
109							0.328%	1.291%	2.436%	3.018%
110							0.268%	1.166%	2.271%	2.842%
111							0.215%	1.049%	2.115%	2.674%
112							0.170%	0.941%	1.966%	2.513%
113							0.131%	0.841%	1.826%	2.360%
114							0.099%	0.749%	1.692%	2.214%
115							0.072%	0.663%	1.566%	2.074%
116							0.051%	0.585%	1.447%	1.942%
117							0.034%	0.513%	1.335%	1.816%
118							0.022%	0.448%	1.229%	1.696%
119							0.013%	0.389%	1.130%	1.582%
120							0.006%	0.335%	1.036%	1.474%
121							0.003%	0.287%	0.948%	1.372%

*Certificate Months In Force Is calculated as one plus the number of month boundaries crossed between the MI effective date and the cancellation date

Refund Schedule Curves										
Months In Force	Curve AA	Curve BB	Curve CC	Curve DD	Curve EE	Curve FF	Curve GG	Curve HH	Curve II	Curve JJ
122							0.001%	0.244%	0.866%	1.275%
123							0.000%	0.205%	0.789%	1.184%
124								0.171%	0.717%	1.097%
125								0.141%	0.651%	1.015%
126								0.115%	0.588%	0.938%
127								0.093%	0.531%	0.866%
128								0.074%	0.477%	0.798%
129								0.057%	0.428%	0.734%
130								0.044%	0.382%	0.674%
131								0.033%	0.341%	0.618%
132								0.024%	0.302%	0.565%
133								0.017%	0.267%	0.516%
134								0.011%	0.235%	0.470%
135								0.007%	0.206%	0.428%
136								0.004%	0.180%	0.388%
137								0.002%	0.156%	0.351%
138								0.001%	0.135%	0.317%
139								0.000%	0.116%	0.286%
140									0.099%	0.257%
141									0.083%	0.230%
142									0.070%	0.206%
143									0.058%	0.183%
144									0.048%	0.162%
145									0.040%	0.144%
146									0.032%	0.127%
147									0.026%	0.111%
148									0.020%	0.097%
149									0.016%	0.085%
150									0.012%	0.073%
151									0.009%	0.063%
152									0.007%	0.054%
153									0.005%	0.046%
154									0.003%	0.039%
155									0.002%	0.033%
156									0.001%	0.028%
157									0.001%	0.023%
158									0.000%	0.019%
159										0.015%
160										0.012%
161										0.010%
162										0.008%
163										0.006%
164										0.005%
165										0.004%

*Certificate Months In Force is calculated as one plus the number of month boundaries crossed between the MI effective date and the cancellation date

Refund Schedule Curves										
Months In Force	Curve AA	Curve BB	Curve CC	Curve DD	Curve EE	Curve FF	Curve GG	Curve HH	Curve II	Curve JJ
166	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.003%
167										0.002%
168										0.001%
169										0.001%
170										0.001%
171-300										0.000%

*Certificate Months In Force Is calculated as one plus the number of month boundaries crossed between the MI effective date and the cancellation date

Information accurate as of date of printing and subject to change without notice.
 Product availability is based on property location. May not be available in all states.

FOR MORE INFORMATION

Our Lender Servicing representatives are happy to help!
 800-400-6747 | lenderservices@EnactMI.com | miservicing@EnactMI.com
 Enact Mortgage Insurance | 8325 Six Forks Rd | Raleigh, NC 27615

00831.0122

Single Premium Refund Schedule E

Enact Mortgage Insurance Corporation

Certificate Months In Force**	% of Premium Refunded*	Certificate Months In Force**	% of Premium Refunded*
1	90%	31	49%
2	89	32	46
3	89	33	44
4	89	34	41
5	88	35	39
6	88	36	37
7	88	37	34
8	87	38	32
9	87	39	30
10	86	40	28
11	86	41	26
12	86	42	24
13	84	43	22
14	83	44	20
15	81	45	17
16	79	46	15
17	78	47	13
18	76	48	11
19	74	49	10
20	73	50	9
21	71	51	8
22	69	52	7
23	68	53	6
24	66	54	6
25	64	55	5
26	61	56	4
27	59	57	3
28	56	58	2
29	54	59	1
30	51	60	0

Applies to applications received on or after September 22, 2005. See your Certificate for application received date.

Instructions:

- Using the refund schedule to the left, select the number of months insurance has been in force.
- Use the corresponding % of premium refunded and multiply by the premium paid to calculate the refunded amount.
- HPA Cancellation – If, at any time, a refund is required under the Homeowners Protection Act of 1998, a refund of unearned premium will be required. Use Single and Split HPA Refund Schedules AA-JJ.
- Not applicable to Alaska.

Single Premium MI: Provides coverage until the loan amortizes to 78% of the original value, unless previously cancelled.

Single Premium MI Refund Period: Provides refunds in the event of a cancellation within the first 60 months of the loan.

For more information call Lender Services at 800-400-6747.

*If the policy is canceled.

**Certificate Months In Force is calculated as one plus the number of month boundaries crossed between the MI effective date and the cancellation date.

Information is accurate as of date of printing and subject to change without notice. Product availability is based on property location. May not be available in all states.

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LTV/Term Based Pro Rata Refund Schedule (30 year)

Enact Mortgage Insurance Corporation

Certificate Months In Force**	% of Premium Refunded*			
	97 LTV	95 LTV	90 LTV	85 LTV
1	99.14%	99.06%	98.73%	97.73%
2	98.28	98.11	97.47	95.45
3	97.41	97.17	96.20	93.18
4	96.55	96.23	94.94	90.91
5	95.69	95.28	93.67	88.64
6	94.83	94.34	92.41	86.36
7	93.97	93.40	91.14	84.09
8	93.10	92.45	89.87	81.82
9	92.24	91.51	88.61	79.55
10	91.38	90.57	87.34	77.27
11	90.52	89.62	86.08	75.00
12	89.66	88.68	84.81	72.73
13	88.79	87.74	83.54	70.45
14	87.93	86.79	82.28	68.18
15	87.07	85.85	81.01	65.91
16	86.21	84.91	79.75	63.64
17	85.34	83.96	78.48	61.36
18	84.48	83.02	77.22	59.09
19	83.62	82.08	75.95	56.82
20	82.76	81.13	74.68	54.55
21	81.90	80.19	73.42	52.27
22	81.03	79.25	72.15	50.00
23	80.17	78.30	70.89	47.73
24	79.31	77.36	69.62	45.45
25	78.45	76.42	68.35	43.18
26	77.59	75.47	67.09	40.91
27	76.72	74.53	65.82	38.64
28	75.86	73.58	64.56	36.36
29	75.00	72.64	63.29	34.09
30	74.14	71.70	62.03	31.82
31	73.28	70.75	60.76	29.55
32	72.41	69.81	59.49	27.27
33	71.55	68.87	58.23	25.00
34	70.69	67.92	56.96	22.73
35	69.83	66.98	55.70	20.45
36	68.97	66.04	54.43	18.18
37	68.10	65.09	53.16	15.91
38	67.24	64.15	51.90	13.64
39	66.38	63.21	50.63	11.36
40	65.52	62.26	49.37	9.09
41	64.66	61.32	48.10	6.82
42	63.79	60.38	46.84	4.55
43	62.93	59.43	45.57	2.27
44	62.07	58.49	44.30	0.00
45	61.21	57.55	43.04	
46	60.34	56.60	41.77	
47	59.48	55.66	40.51	
48	58.62	54.72	39.24	
49	57.76	53.77	37.97	
50	56.90	52.83	36.71	
51	56.03	51.89	35.44	

Certificate Months In Force**	% of Premium Refunded*			
	97 LTV	95 LTV	90 LTV	85 LTV
52	55.17	50.94	34.18	0.00%
53	54.31	50.00	32.91	
54	53.45	49.06	31.65	
55	52.59	48.11	30.38	
56	51.72	47.17	29.11	
57	50.86	46.23	27.85	
58	50.00	45.28	26.58	
59	49.14	44.34	25.32	
60	48.28	43.40	24.05	
61	47.41	42.45	22.78	
62	46.55	41.51	21.52	
63	45.69	40.57	20.25	
64	44.83	39.62	18.99	
65	43.97	38.68	17.72	
66	43.10	37.74	16.46	
67	42.24	36.79	15.19	
68	41.38	35.85	13.92	
69	40.52	34.91	12.66	
70	39.66	33.96	11.39	
71	38.79	33.02	10.13	
72	37.93	32.08	8.86	
73	37.07	31.13	7.59	
74	36.21	30.19	6.33	
75	35.34	29.25	5.06	
76	34.48	28.30	3.80	
77	33.62	27.36	2.53	
78	32.76	26.42	1.27	
79	31.90	25.47	0.00	
80	31.03	24.53		
81	30.17	23.58		
82	29.31	22.64		
83	28.45	21.70		
84	27.59	20.75		
85	26.72	19.81		
86	25.86	18.87		
87	25.00	17.92		
88	24.14	16.98		
89	23.28	16.04		
90	22.41	15.09		
91	21.55	14.15		
92	20.69	13.21		
93	19.83	12.26		
94	18.97	11.32		
95	18.10	10.38		
96	17.24	9.43		
97	16.38	8.49		
98	15.52	7.55		
99	14.66	6.60		
100	13.79	5.66		
101	12.93	4.72		
102	12.07	3.77		

Certificate Months In Force**	% of Premium Refunded*			
	97 LTV	95 LTV	90 LTV	85 LTV
103	11.21	2.38	0.00	0.00
104	10.34	1.89		
105	9.48	0.94		
106	8.62	0.00		
107	7.76			
108	6.90			
109	6.03			
110	5.17			
111	4.31			
112	3.45			
113	2.59			
114	1.72			
115	0.86			
116	0.00			

Applies to applications received on or after January 10, 2014.

Instructions:

1. Using the Refund Schedule above or to the left, select the number of months insurance has been in force.
2. Use the corresponding % of premium refunded and multiply by the premium paid to calculate the refunded amount.
3. HPA Cancellation – If, at any time, a refund is required under the Homeowners Protection Act of 1998, a refund of any unearned premium will be required. Use Single and Split HPA Refund Schedules AA-JJ.
4. Some state exceptions apply.

For more information call Lender Services at 800-400-6747.

*If the policy is canceled.

**Certificate Months In Force is calculated as one plus the number of month boundaries crossed between the MI effective date and the cancellation date.

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Product availability is based on property location. May not be available in all states.

LTV/Term Based Pro Rata Refund Schedule (<25 year)

Enact Mortgage Insurance Corporation

Certificate Months In Force**	% of Premium Refunded*			
	97 LTV	95 LTV	90 LTV	85 LTV
1	97.78%	97.50%	96.55%	93.75%
2	95.56	95.00	93.10	87.50
3	93.33	92.50	89.66	81.25
4	91.11	90.00	86.21	75.00
5	88.89	87.50	82.76	68.75
6	86.67	85.00	79.31	62.50
7	84.44	82.50	75.86	56.25
8	82.22	80.00	72.41	50.00
9	80.00	77.50	68.97	43.75
10	77.78	75.00	65.52	37.50
11	75.56	72.50	62.07	31.25
12	73.33	70.00	58.62	25.00
13	71.11	67.50	55.17	18.75
14	68.89	65.00	51.72	12.50
15	66.67	62.50	48.28	6.25
16	64.44	60.00	44.83	0.00
17	62.22	57.50	41.38	
18	60.00	55.00	37.93	
19	57.78	52.50	34.48	
20	55.56	50.00	31.03	
21	53.33	47.50	27.59	
22	51.11	45.00	24.14	
23	48.89	42.50	20.69	
24	46.67	40.00	17.24	
25	44.44	37.50	13.79	
26	42.22	35.00	10.34	
27	40.00	32.50	6.90	
28	37.78	30.00	3.45	
29	35.56	27.50	0.00	
30	33.33	25.00		
31	31.11	22.50		
32	28.89	20.00		
33	26.67	17.50		
34	24.44	15.00		
35	22.22	12.50		
36	20.00	10.00		
37	17.78	7.50		
38	15.56	5.00		
39	13.33	2.50		
40	11.11	0.00		
41	8.89			
42	6.67			
43	4.44			
44	2.22			
45	0.00			

Applies to applications received on or after January 10, 2014.

Instructions:

- Using the Refund Schedule to the left, select the number of months insurance has been in force.
- Use the corresponding % of premium refunded and multiply by the premium paid to calculate the refunded amount.
- HPA Cancellation – If, at any time, a refund is required under the Homeowners Protection Act of 1998, a refund of any unearned premium will be required. Use Single Premium Refund Schedule F.
- Some state exceptions apply.

FOR MORE INFORMATION

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Short Rate Refund Schedule

Annual Premium Plan Refundable Only

Enact Mortgage Insurance Corporation

Policy Days In Force	% of Premium Refunded*
1	95%
2	94%
3-4	93%
5-6	92%
7-8	91%
9-10	90%
11-12	89%
13-14	88%
15-16	87%
17-18	86%
19-20	85%
21-22	84%
23-25	83%
26-29	82%
30-32 (1 month)	81%
33-36	80%
37-40	79%
41-43	78%
44-47	77%
48-51	76%
52-54	75%
55-58	74%
59-62 (2 months)	73%
63-65	72%
66-69	71%
70-73	70%
74-76	69%
77-80	68%
81-83	67%
84-87	66%
88-91 (3 months)	65%
92-94	64%
95-98	63%

Policy Days In Force	% of Premium Refunded*
99-102	62%
103-105	61%
106-109	60%
110-113	59%
114-116	58%
117-120	57%
121-124 (4 months)	56%
125-127	55%
128-131	54%
132-135	53%
136-138	52%
139-142	51%
143-146	50%
147-149	49%
150-153 (5 months)	48%
154-156	47%
157-160	46%
161-164	45%
165-167	44%
168-171	43%
172-175	42%
176-178	41%
179-182 (6 months)	40%
183-187	39%
188-191	38%
192-196	37%
197-200	36%
201-205	35%
206-209	34%
210-214 (7 months)	33%

Policy Days In Force	% of Premium Refunded*
215-218	32%
219-223	31%
224-228	30%
229-232	29%
233-237	28%
238-241	27%
242-246 (8 months)	26%
247-250	25%
251-255	24%
256-260	23%
261-264	22%
265-269	21%
270-273 (9 months)	20%
274-278	19%
279-282	18%
283-287	17%
288-291	16%
292-296	15%
297-301	14%
302-305 (10 months)	13%
306-310	12%
311-314	11%
315-319	10%
320-323	9%
324-328	8%
329-332	7%
333-337 (11 months)	6%
338-342	5%
343-346	4%
347-351	3%
352-355	2%
356-360	1%
361-365	0%

*If the policy is canceled.

Applies to applications received before July 29, 1999.

Instructions:

1. Using the Refund Schedule above, select the number of days insurance has been in force.
2. Use the corresponding % of premium refunded and multiply by the premium paid to calculate the refunded amount.

Notes:

The Short Rate Refund Schedule does not apply to programs with non-refundable premiums.

Ten dollars (\$10.00) is the minimum amount retained on a renewal regardless to the percentage calculation derived when calculating the refund.

See Short Rate Schedule for Alaska

Information is accurate as of date of printing/posting and subject to change without notice. Product availability is based on property location. May not be available in all states.

20) FILE RETENTION

The Loan Origination File and Servicing File for each loan must be complete and accurate and must be maintained in accordance with Applicable Law, and regulatory guidelines. A complete Loan Payment history, with escrow account details, must be maintained.