

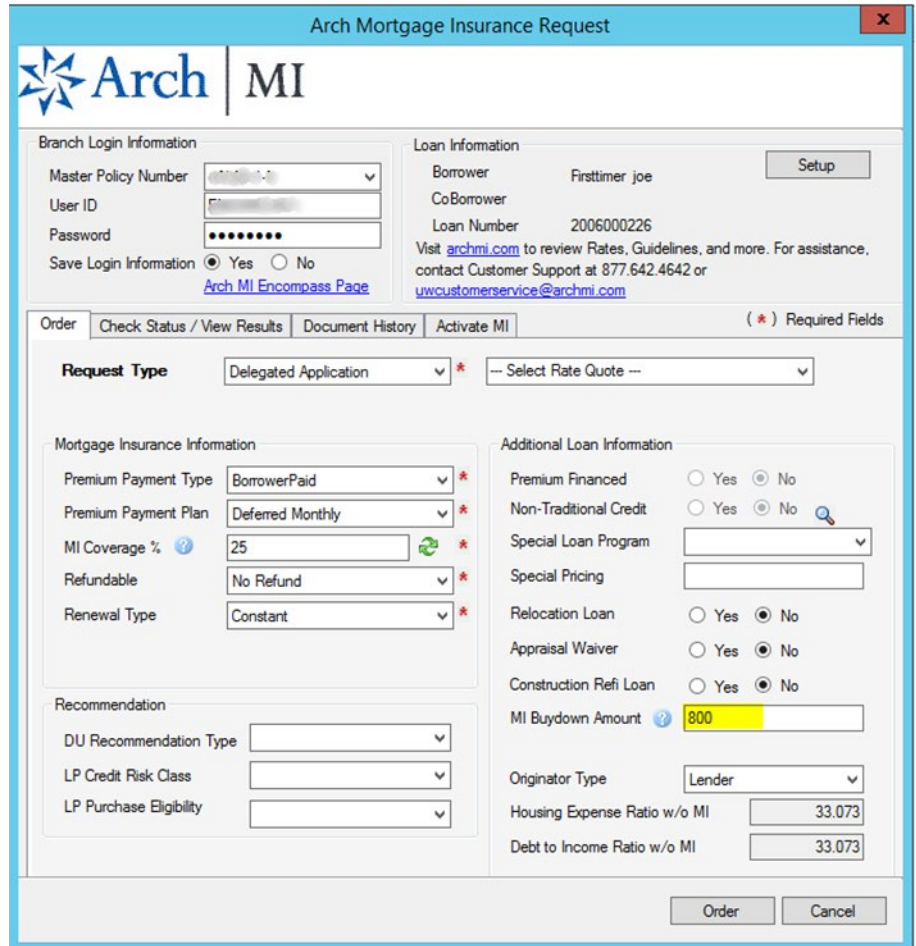
Ordering RateStar Buydown Quotes and MI from Encompass

Encompass® users can now request RateStar BuydownSM quotes and MI commitments from within the Arch MI Encompass integration. This guide lists four options for Encompass administrators to identify and track loans with RateStar Buydown MI to ensure upfront buydown funds are collected at loan closing.



Ordering Arch MI RateStar Buydown MI

1. Add a buydown amount to the **Arch Mortgage Insurance Request** order screen and place your order for BPMI monthly coverage. The order can be Delegated or Non-Delegated.
2. The Arch MI Encompass integration will pass the buydown amount to Arch MI and return an adjusted BPMI monthly premium to Encompass.
3. The **MI Buydown Amount** will appear on the MI order screen and will also be printed at the bottom of the MI Commitment/Certificate PDF shown on Page 2.
4. Follow the steps in **Option 1** below to display the MI Buydown Amount on a custom field when the order is complete.



The screenshot shows the 'Arch Mortgage Insurance Request' form. Key fields include:

- Branch Login Information:** Master Policy Number, User ID, Password, Save Login Information (Yes/No).
- Loan Information:** Borrower (Firsttimer joe), CoBorrower, Loan Number (2006000226).
- Request Type:** Delegated Application, Select Rate Quote.
- Mortgage Insurance Information:** Premium Payment Type (BorrowerPaid), Premium Payment Plan (Deferred Monthly), MI Coverage % (25), Refundable (No Refund), Renewal Type (Constant).
- Additional Loan Information:** Premium Financed, Non-Traditional Credit, Special Loan Program, Special Pricing, Relocation Loan, Appraisal Waiver, Construction Refi Loan, MI Buydown Amount (800), Originator Type (Lender), Housing Expense Ratio w/o MI (33.073), Debt to Income Ratio w/o MI (33.073).
- Recommendation:** DU Recommendation Type, LP Credit Risk Class, LP Purchase Eligibility.

Commitment and Certificate of Insurance

Arch Mortgage Insurance Company
(herein "the Company")



Please deliver to	Jim Rizzo	MI Master Policy #	18493-1-0
		Insured Loan #	2006000227
Insured Customer	AMI RateStar Buydown Testing MP#	Customer Address	1 Main Street Walnut Creek, CA 94597
Borrower Name(s)	Firsttimer Joe	Property Address	2505 S Essex ST Mesa, AZ 85208

Certificate #	27423700	Commitment Effective	6/26/20
Commitment Term	4 Months	Commitment Expiration	10/26/20
Base Loan Amount	\$180,000	Loan Term	360 Months
Financed Premium Amount	N/A	Occupancy	Owner Occupied
Total Loan Amount	\$180,000	Property Type	SFD (Single Family Detached)
Sales Price	\$200,000	Loan Type	Fixed Rate, Fixed Payment
Appraised Value	\$200,000	Loan Purpose	Purchase
Subordinate Financing Amount	N/A	Loan Representative Score	700
Submission Type	Delegated	Renewal Type	Constant
Fannie Mae DU® Response		Refundability	No Refund
Freddie Mac LPA® Response		Premium Paid By	Borrower
Qualifying Debt Ratio	34.79%	Initial Premium Rate	0.480%
Calculated LTV/CLTV	90.00%	Renewal 1	0.480% Through year 10
Plan LTV	85.01% - 90.00%	Renewal 2	0.200% Through term
Coverage %	25%		
Payment Plan	EZ Monthly™		
Initial Premium	\$72.00 **		

Premium Due Now **\$800.00**

Endorsements/Special Text Coverage issued under First Lien Master Policy ARCH 3800.00 (03/20). Delegated Underwriting Endorsement ARCH 3800.01 (03/20).
 ***Loan Amount multiplied by Initial Premium % divided by 12 equals Monthly Premium Important: Provide Loan Closing and First Payment Dates below to Effect Coverage \$800.00 Ratestar Buydown upfront amount due.

To activate this Certificate of Insurance, please visit archmi.com or complete the information below and forward a copy to Arch Mortgage Insurance Company, P.O. Box 745451, Atlanta, GA 30374-5451, email to polycyservicing@archmi.com or fax to 1-800-490-6757.

Loan Closing Date _____
 First Payment Date _____
 Insured Loan # _____
 Name _____
 Address _____
 MI Master Policy # _____

Thank you for choosing
 Arch Mortgage Insurance Company.
 For Arch MI Certificate Assistance,
 please call 1-877-642-4642.
 Current Servicer
 Arch MI - Servicer TBD
 3003 Oak Road
 Walnut Creek, CA 94597

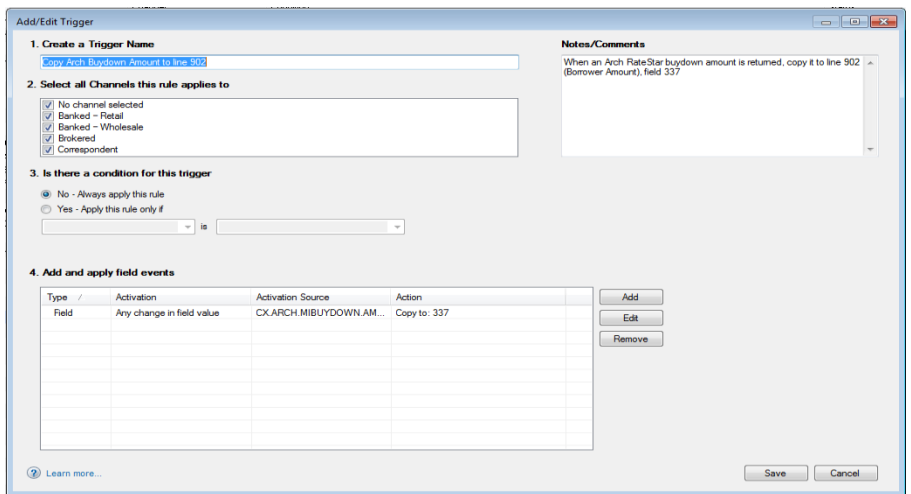
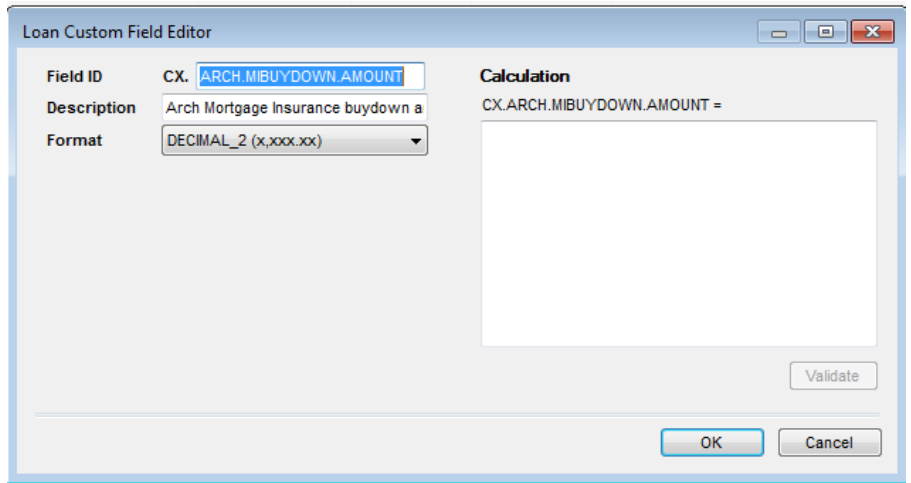
In consideration of the payment of premium set forth above, the Company hereby agrees to pay the insured, as their interests may appear, sums representing the financial loss by reason of non-payment of principal, interest and other sums agreed to be paid, all subject to all the Terms and Conditions of the specified Master Policy between the insured and the Company. Changes in the above figures can only be made by the Company. This Certificate is issued under the above numbered Master Policy, except as indicated on any endorsement noted, and does not amend or alter any of the terms and conditions thereof. At the end of the Certificate term, the renewal premium billing will automatically be sent. Renewal Certificates are not issued. By paying initial premium, the insured hereby certifies to the Company (1) the Loan was duly closed on the date set forth above or as otherwise communicated to the Company, and (2) the information provided to the Company, including but not limited to the information listed above pertaining to insured, Loan transaction and the insurance is correct.

ARCH 3800.07-Rev (04/20)

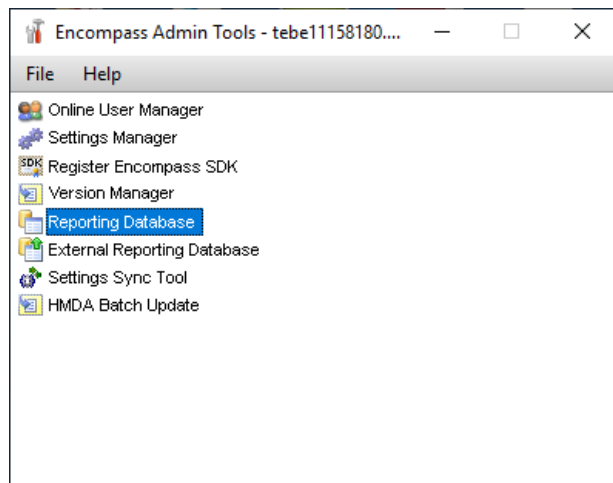
Identifying Loans with a RateStar Buydown Amount Due at Closing

Option 1: Use the **Custom Field Editor** to create a Field Trigger Business Rule using the custom field **CX.ARCH.MIBUYDOWN.AMOUNT**.

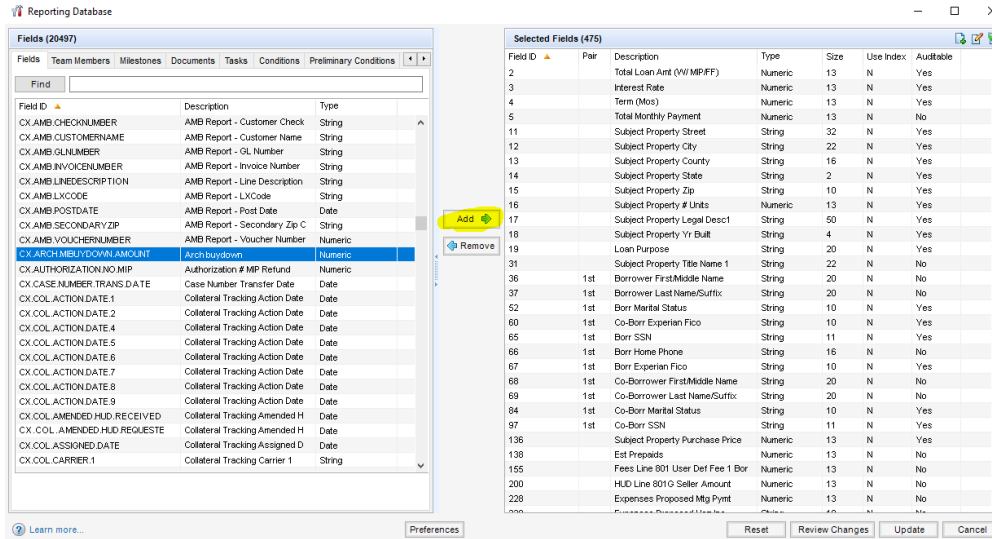
The field trigger rule you create will automatically map RateStar Buydown dollars to the appropriate Encompass field. This example shows the amount being copied to line 902 (Borrower Amount) on the 2015 Itemization screen. Check with your compliance department to determine the appropriate field location for your organization.



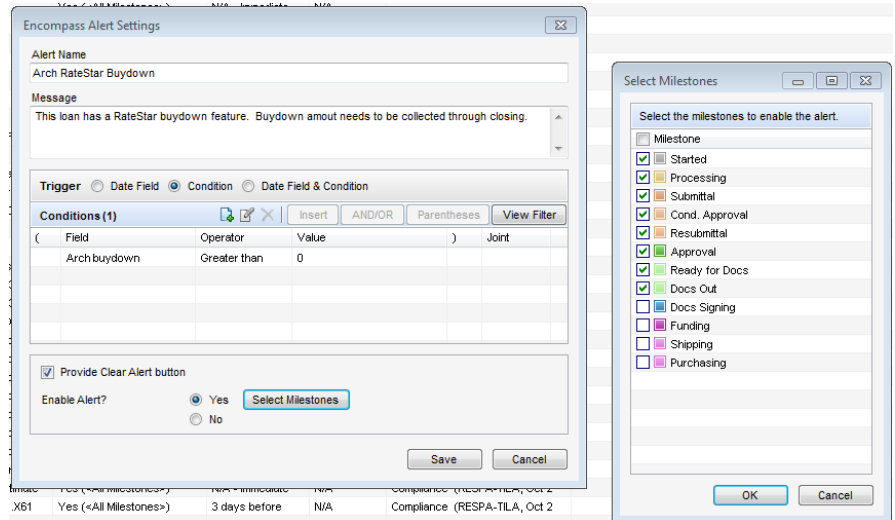
Option 2: Use the Custom Data Field for reports. Open the **Encompass Admin Tools** app to access the **Reporting Database**.



Add **CX.ARCH.MIBUYDOWN.AMOUNT** by highlighting it on the left side and clicking **Add**. The field can now be added to reports, pipelines and dashboards.



Option 3: Use the **Custom Data Field** to create a custom alert. You can also create a custom alert using this field to alert users that there is a RateStar Buydown. Create an alert using the condition **CX.ARCH.MIBUYDOWN.AMOUNT > 0**. Use the **Select Milestones** dropdown to select the applicable event for your organization and save the condition.



Option 4: Use Arch MI RateStar Buydown as a document header.

When an Arch MI Certificate is returned with RateStarSM funds listed, Encompass automatically adds a document header to the eFolder named **Arch MI RateStar Buydown**. The document name in the eFolder can serve as a user reminder that the loan has a RateStar Buydown in place. You can also create a custom field to act as a flag on loans with a buydown. A field trigger can be set to flag when Encompass adds a document with the name **Arch MI RateStar Buydown** to the eFolder.

