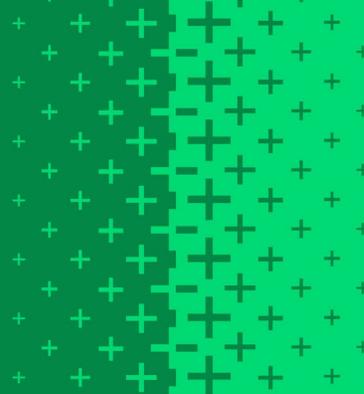


Frequently Asked Questions



FAQ on the Fair Credit Reporting Act (FCRA) and Enact Mortgage Insurance

Updated February 2026

What is FCRA?

The Fair Credit Reporting Act is a federal law to promote the accuracy, fairness and privacy of consumer information contained in consumer reporting agency files. It is intended to protect consumers from the willful and/or negligent inclusion of inaccurate information in their credit reports. To that end, the FCRA regulates the collection, distribution, and use of consumer information, including credit information.

Why did I receive this Notice?

The FCRA requires Enact Mortgage Insurance (Enact) to send you a notice when your credit report information causes your Mortgage Insurance (MI) premium rate to be higher than the lowest rate available. We are also required to send a notice when we decline to provide mortgage insurance for your loan based on information in your credit report, such as credit score, serious delinquencies, bankruptcy, and foreclosure, etc.

Who is Enact? What is MI?

Enact is a private mortgage insurance company, and we are providing the insurance to your lender for your mortgage loan. MI insures the lender in the event of a mortgage default and is generally required on loans when a borrower's down payment is less than 20%.

What is a credit report?

Your credit report is a detailed record of your credit account history as reported by your lenders and creditors. It shows the type of account (credit card, auto loan, mortgage, etc.), date opened, credit limit, account balance, payment history, and whether payments made were timely. Your credit report also shows inquiries, public records (like bankruptcy, foreclosure, etc.) and collections.

What is a credit score?

Your credit score is a three-digit number, generally ranging from 300-850, that is calculated using the information in your credit report at one or more of the consumer reporting agencies (CRA). The CRAs use a scoring model to generate your credit score. Your score can vary depending on:

- what credit data the CRA has and when it is updated;
- when the credit score is actually calculated; and
- what scoring model is used by the CRA

To learn more about credit reports and credit scores, visit the Consumer Financial Protection Bureau's (CFPB) website: <https://www.consumerfinance.gov/consumer-tools/credit-reports-and-scores/>.

What information in my credit report caused my MI premium rate to be higher?

The credit score that your lender provided in its MI application is the credit attribute used by Enact to determine the MI premium rate.

I have a high credit score. Why didn't I receive the lowest MI premium rate?

Typically, our MI premium rate increases as a credit score decreases. This means that even borrowers with Good scores may be charged higher MI premium rates than borrowers with Very Good or Exceptional credit scores. The chart below shows additional information about credit score ranges, ratings, and the meaning of the ranges. Learn more at the FICO® Score website: <https://www.ficoscore.com/>

FICO® Score	Rating	Meaning of FICO Score Ranges
<580	Poor	Your score is well below the average score of U.S. consumers and demonstrates to lenders that you are a risky borrower.
580-669	Fair	Your score is below the average score of U.S. consumers, though many lenders will approve loans with this score.
670-739	Good	Your score is near or slightly above the average of U.S. consumers, and most lenders consider this a good score.
740-799	Very Good	Your score is above the average of U.S. consumers and demonstrates to lenders that you are a very dependable borrower.
800+	Exceptional	Your score is well above the average score of U.S. consumers and clearly demonstrates to lenders that you are an exceptional borrower.

Source: <https://www.myfico.com/credit-education/what-is-a-fico-score>.

How did Enact get the credit report information in my Notice?

We obtain the information from the credit report provided by your lender at time of MI application in the loan package or loan datafile, or we pull credit (subject to state variances) when a loan is approved with adverse pricing or declined for a credit-related reason.

Does Enact need my permission to view or pull my credit report?

No, the FCRA allows certain parties such as insurers to obtain or view your credit report in connection with the underwriting of insurance. However, certain states do require prior notice or consent from the borrower.

If Enact pulls my credit, will it negatively affect my credit score?

No. Our credit pull as an insurer and not as a creditor is a “soft pull” that does not affect your credit score.

What happens when there is more than one borrower on the loan?

We send a separate FCRA notice to each borrower. The notice only shows that borrower's credit information and the credit score used for pricing.