

For our SmartFees Clients:

What Users Need to Know About an Update Scheduled for Release on November 8, 2018:

Virginia

The Virginia Senate Bill (SB) 856 update has been moved to November 29, 2018 due to Client Integration impacts.

Fixed Items

Suppress Zero Values

SmartFees has been returning zero dollar amounts to the LOS even when the client's configuration was set to suppressing \$0 values.

SmartFees has been updated to not return zero-dollar fee/rate values in the HUD Summary section of `GetGFEData` and `QuickGFE` responses.

For our Encompass Clients:

Fee Comparison Tool

The Fee Comparison Tool was inadvertently not returning aggregate information when property taxes were not written to lines 1005 or 1007.

The Fee Comparison Tool has been updated with the "Recalculate months to collect for Reserves" check box. Selecting this check box will recalculate the reserves.

Figure 1: Fee Comparison Tool

Encompass - SmartFees Comparison

Show Instructions

Display Options: Show all fees Show only changed fees

Line #	Fee Name	Current Encompass Values Provider Name	Borrower Fee	Seller Fee	Fee Name	ClosingCorp SmartFee Values Provider Name	Borrower Fee	Seller Fee
1202	Recording Fees		\$397.00		Recording Fees		\$397.00	
1204	City/County Stamps		\$3,875.00	\$3,750.00	City/County Stamps		\$3,875.00	\$3,750.00
1205	State Tax/Stamps			\$1,000.00	State Tax/Stamps			\$1,000.00
1209	Lender Paid Mortgage Tax		\$625.00		Lender Paid Mortgage Tax		\$625.00	

Inspection and Other Services

Line #	Fee Name	Current Encompass Values Provider Name	Borrower Fee	Seller Fee	Fee Name	ClosingCorp SmartFee Values Provider Name	Borrower Fee	Seller Fee	Accept
1302	Chimney Inspection	The Home Team	\$150.00		Chimney Inspection	The Home Team	\$150.00		
1307	Home Inspection	Strong Home Inspection	\$600.00		Home Inspection	Strong Home Inspection	\$600.00		
1304	HVAC Inspection	The Home Team	\$150.00		HVAC Inspection	The Home Team	\$150.00		
1305	Plumbing Inspection	The Home Team	\$150.00		Plumbing Inspection	The Home Team	\$150.00		<input checked="" type="checkbox"/>
1306	Roof Inspection	The Home Team	\$150.00		Roof Inspection	The Home Team	\$150.00		
1307	Thermal Inspection	Pillar to Post, Thermal Inspections	\$395.00		Thermal Inspection	Pillar to Post, Thermal Inspections	\$395.00		

Property Taxes - Pre-Paid Recalculate Months to Collect for Pre-Paid

Line #	Tax Type	Current Encompass Values Payee Name	Monthly Am...	Tax Type	ClosingCorp SmartFee Values Payee Name	Monthly Am...
904	Property Taxes	TPAA	\$4,610.26	Property Taxes	TPAA	\$4,610.26

Property Taxes - Reserves Recalculate Months to Collect for Reserves

Line #	Tax Type	Current Encompass Values Payee Name	Monthly Am...	Tax Type	ClosingCorp SmartFee Values Payee Name	Monthly Am...