



What our Clients Need to Know About an Update Scheduled for Release on February 8, 2019:

Below is a quick link to each feature in this update.

All Client updates:

[Appraisal Product Rules](#)

[Enhanced User Experience](#)

Encompass specific updates:

[First Loan with Subordinate Financing](#)

API specific updates

[Inline API Error](#)

[Prequal Expiration Date](#)

What All our Users Need to Know:

Appraisal Product Rules

SmartFees is introducing a new feature wherein lenders using Appraisals through SmartFees can choose which AMC products to display for the user to select as well as to default an appraisal product based on different loan scenarios.

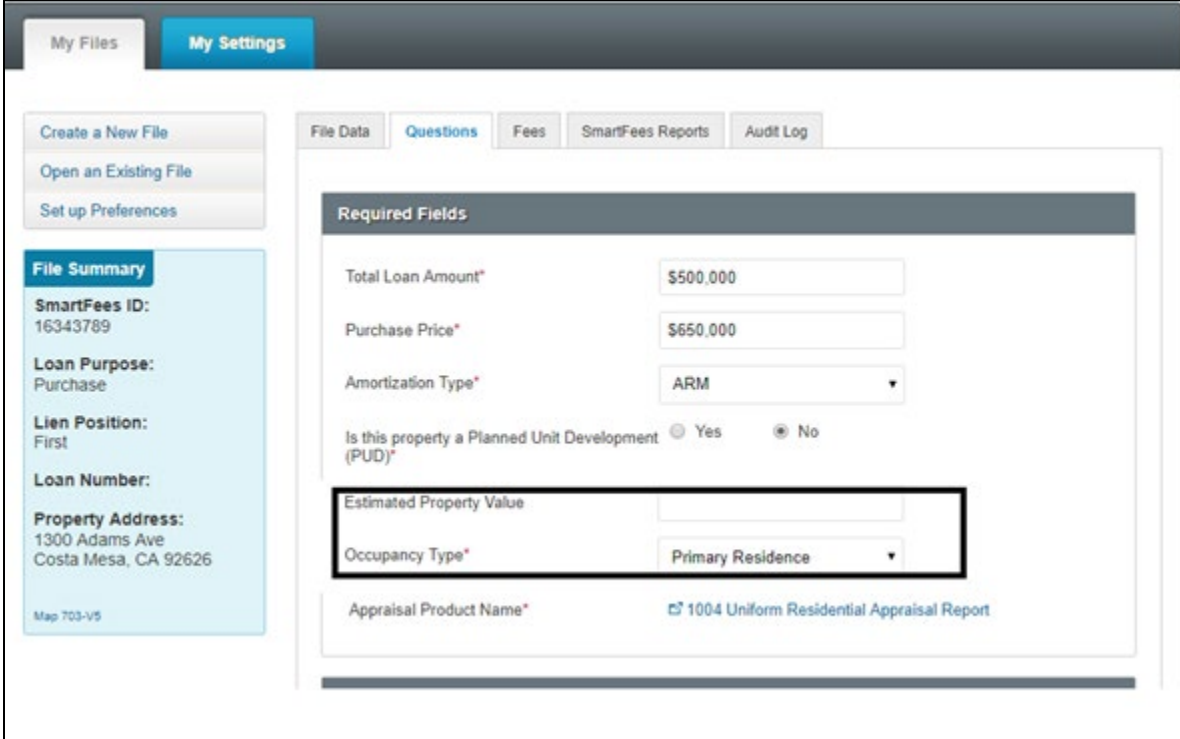
For example, a rule can be setup to return "1004 Uniform Residential Appraisal Report", as the defaulted appraisal product, for a Purchase or Refinance transaction, "Conventional" loan type, and a "Single-family" residence. A rule can also be created to return a "1073 Individual Condominium Unit Appraisal Report" for a Purchase or Refinance transaction, "Conventional" loan type and "Condo" property type.

If interested in this feature, please contact your Account Manager to coordinate configuring your Appraisal Product Rules.

Enhanced User Experience

The SmartFees Questions tab will be updated to display the Estimated Property Value and Occupancy Type above the Appraisal Product Name. This enhancement has been made to support a better user experience for our SmartFees users.

Figure 1: Questions Tab



The screenshot shows the 'My Settings' tab in the 'Questions' section. The 'Required Fields' section contains the following information:

Required Fields	
Total Loan Amount*	\$500,000
Purchase Price*	\$650,000
Amortization Type*	ARM
Is this property a Planned Unit Development (PUD)*	<input type="radio"/> Yes <input checked="" type="radio"/> No
Estimated Property Value	
Occupancy Type*	Primary Residence
Appraisal Product Name*	1004 Uniform Residential Appraisal Report

The 'File Summary' sidebar on the left includes:

- SmartFees ID:** 16343789
- Loan Purpose:** Purchase
- Lien Position:** First
- Loan Number:**
- Property Address:** 1300 Adams Ave, Costa Mesa, CA 92626
- Map 703-V5

What our Encompass Users Need to Know:

First Loan with Subordinate Financing

SmartFees will be updated to display data entered on the Subordinate Loan page in Encompass for first loans with subordinate financing of either a HELOC or a closed end loan. Data entered in the "Closed End Subordinate Mortgage Total [ID# 428]" or "New HELOC Credit Limit [ID# 4490]" will populate the "Loan amount of 2nd loan" field and set the "Concurrent Loan" field to "Yes" in SmartFees.

Note: If values are entered in both the "Closed End Subordinate Mortgage Total" and "New HELOC Credit Limit" fields the error "Enter values in either one of the fields: Closed End Subordinate Mortgage Total or New HELOC Credit Limit".

Figure 2: Subordinate Mortgage Loan Amounts

Subordinate Mortgage Loan Amounts
✕

Show all VOL

Creditor/ Company Name	Liability Type	Mortgage Type	Balance	Payoff	Payment	Credit Limit	Cur. Lien Pos.	Prop. Lien Po

<
>

Loan linked to current transaction
Link to Loan
Add New Closed End
Add New HELOC
Remove Link

Loan Number	Total Loan Amount	Initial Draw	Lien Position Type	Lien Position
<input style="width: 90%;" type="text"/>	<input style="width: 90%;" type="text"/>	<input style="width: 90%;" type="text"/>	<input style="width: 90%;" type="text"/>	<input style="width: 90%;" type="text"/>

New Financing not Linked to Current Transaction

New Closed End Primary Mortgage	<input style="width: 90%;" type="text"/>
New Closed End Subordinate Mortgage	<input style="width: 90%;" type="text"/>
New HELOC Draw / Credit Limit	<input style="width: 90%;" type="text"/>

Total Financing for Subject Property

Existing Liens Paid Off	<input style="width: 90%;" type="text"/>
Closed End Primary Mortgage Total	<input style="width: 90%;" type="text"/>
Closed End Subordinate Mortgage Total	<input style="width: 90%;" type="text"/>
Total Open End (HELOC) Draw Amounts	<input style="width: 90%;" type="text"/>
Total Open End (HELOC) Credit Limit	<input style="width: 90%;" type="text"/>

Total Ratios for Subject Property

LTV	<input style="width: 90%;" type="text"/>
CLTV	<input style="width: 90%;" type="text"/>
HCLTV	<input style="width: 90%;" type="text"/>

[? Learn more...](#)
Close

Figure 3: Concurrent Loan

SmartFeesSM Welcome, QA Team! | [Log Out](#)

My Files | **My Settings**

File Summary

SmartFees ID:
16343393

Loan Purpose:
Purchase

Lien Position:
First

Loan Number:
0021812EM004523

Property Address:
1287 Nobel Drive
Irvine, CA 92604

Map 391-V18

Housing Counselors

Borrower's Current ZIP:

[VIEW DOCUMENT](#)

File Data | Questions | Fees | SmartFees Reports | Audit Log

Transaction Type: Purchase

Closing/Settlement Date*: 2/16/2019

Lien Position*: First

Concurrent Loan* Yes No

Loan Number: 0021812EM004523

Property Address: 1287 Nobel Drive

City: Irvine

ZIP: 92604

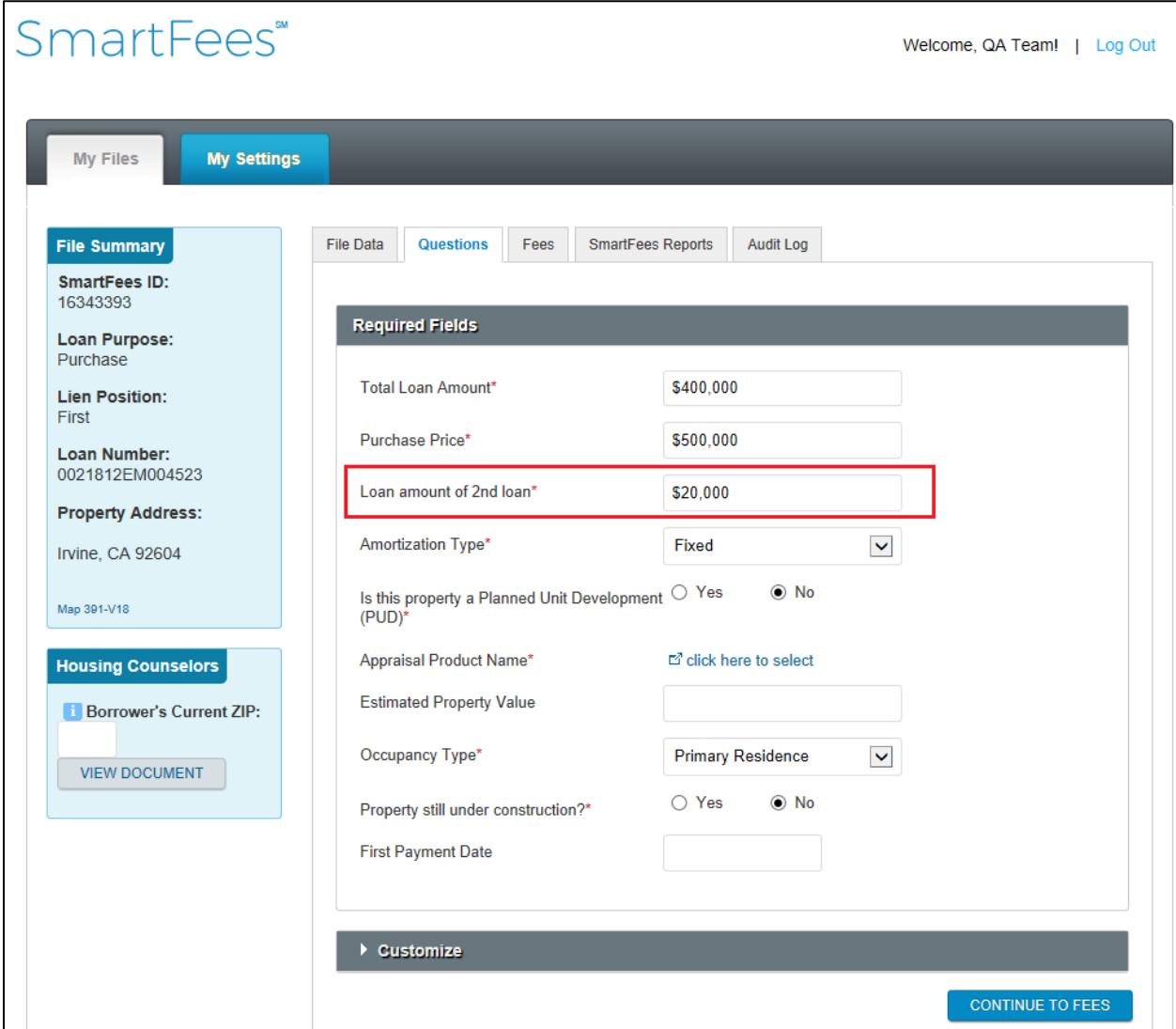
County, State: Orange, CA

Loan Type*: Conventional

Property Type*: Single Family

[CONTINUE](#)

Figure 4: Loan amount of 2nd loan



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My Files **My Settings**

File Summary

SmartFees ID:
16343393

Loan Purpose:
Purchase

Lien Position:
First

Loan Number:
0021812EM004523

Property Address:
Irvine, CA 92604

Map 391-V18

Housing Counselors

Borrower's Current ZIP:

[VIEW DOCUMENT](#)

File Data **Questions** Fees SmartFees Reports Audit Log

Required Fields

Total Loan Amount*

Purchase Price*

Loan amount of 2nd loan*

Amortization Type*

Is this property a Planned Unit Development (PUD)* Yes No

Appraisal Product Name* [click here to select](#)

Estimated Property Value

Occupancy Type*

Property still under construction?* Yes No

First Payment Date

[Customize](#)

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What our API Users Need to Know:

Inline API Error

To prevent clients from under disclosing in cases where a provider is not selected for a required vertical resulting in no rates/fees being quoted on the loan for that vertical, Smartfees APIs are being updated to throw an inline error in the API response. This will ensure clients and integration partners that are using these API methods can either display an alert to the user to take corrective action or in automated workflows move the loan to a manual process to be reviewed before further processing.

For **required** verticals, the SmartFees API `GetGFEData`, `QuickGFE`, or `UpdateGFE` response will display an inline error message when a provider is not selected for the vertical.



Sample QuickGFE/GetGFEData Response

```
<Error Status="ItemNotFound" Message="Error selecting provider for Settlement Services: The Vendor or rate is currently unavailable." />
```

Figure 5: Sample Response

```

<Criteria Name="IsRefinanceStreamline" Value="false"/>
<Criteria Name="IsRefinanceCashOut" Value="false"/>
<Criteria Name="Fips" Value="48201"/>
<Criteria Name="SettlementDate" Value="3/27/2019"/>
<Criteria Name="LienPositionId" Value="FirstLien"/>
<Criteria Name="SubordinateFinancingIsNewIndicator" Value="false"/>
<Criteria Name="SubordinateFinancingIsNewIndicatorSource" Value="default"/>
<Criteria Name="ConstructionToPermIndicator" Value="false"/>
<Criteria Name="ConstructionToPermIndicatorSource" Value="default"/>
<Criteria Name="LoanProgram" Value="Standard"/>
<Criteria Name="EncompassSSPLLInestoUse" Value="1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20"/>
<ServiceProvider>
<ServiceProvider>
<ServiceProvider>
<Subordinaries>
<Error Status="ItemNotFound" Message="Error selecting provider for Settlement Services: The vendor or rate is currently unavailable./">
<HudSummary>
  <HudItem LineNumber="902" Name="Charges" IsAPR="false" BuyerAmount="625.00" SellerAmount="0" LenderAmount="0">
    <HudPart Name="Valuation Partners" IsAPR="false" BuyerAmount="625.00" SellerAmount="0" LenderAmount="0" ServiceType="AppraisalManagementCompany" Servi
  </HudItem>
  <HudItem Name="SettlementEscrowRate" IsAPR="false" BuyerAmount="350" SellerAmount="0" LenderAmount="0">
    <HudPart Name="Stewart Title Company - Kirby - Houtson" IsAPR="false" BuyerAmount="350" SellerAmount="0" LenderAmount="0" ServiceType="SettlementAndEs
  </HudItem>
  <HudItem Name="LendersTitlePolicy" IsAPR="false" BuyerAmount="1972" SellerAmount="0" LenderAmount="0">
    <HudPart Name="Lender's Title Policy" IsAPR="false" BuyerAmount="1972" SellerAmount="0" LenderAmount="0" ServiceType="TitleInsurance" ServiceProviderId
  </HudItem>
  <HudItem Name="OwnersTitlePolicy" IsAPR="false" BuyerAmount="139" SellerAmount="0" LenderAmount="0">
    <HudPart Name="Owner's Title Policy" IsAPR="false" BuyerAmount="139" SellerAmount="0" LenderAmount="0" ServiceType="TitleInsurance" ServiceProviderId
  </HudItem>
  <HudItem Name="GuarantyFee" IsAPR="false" BuyerAmount="9" SellerAmount="0" LenderAmount="0">
    <HudPart Name="Guaranty Assessment Recoupment Charge(GARC)" IsAPR="false" BuyerAmount="9" SellerAmount="0" LenderAmount="0" ServiceType="SettlementAnd

```

Prequal Expiration Date

The expiration of a Prequal file created using the QuickGFE API method has now been moved up from 60 days to 90 days. This change will be effective on all files effective February 8, 2019.

Clients using the QuickGFE method with the QuoteType="PreQual" can now convert a "Prequal" quote file to "FullQuote" up to 90 days from the file creation date.

```
<Criteria Name="QuoteType" Value="PreQual" />
```